BOOK 9353 PAGE 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY 19 94

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 file # 32372

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph W. Allen	Margaretten and Company, Inc.	83-9
(NAME)	(NAME)	
1421 Woodland Street	One Ronson Road	406
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Iselin, NJ 08830	F.B. 23W 6950
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel J. Ramage, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Allen and Gary L. Lear, both unmarried, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the northerly margin of Woodland Street, formerly Chadwell Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel J. Ramage and Paula Janet Searcy by Deed from Edward Vandiver Ramage, of record in Book 7149, page 534, Register's Office for Davidson County, Tennessee, and being the same property quitclaimed by Paula Janet Searcy to Samuel J. Ramage, of record in Book 8703, page 48, and as re-recorded of record in Book 8708, page 618, both in said Register's Office.
BEING the same property conveyed to Samuel J. Ramage, and Paula Janet Searcy by Deed from Edward Vandiver Ramage, of record in Book 7149, page 534, Register's Office for Davidson County, Tennessee, and being the same property quitclaimed by Paula Janet Searcy to Samuel J. Ramage, of record in Book 8703, page 48, and as re-recorded of record in Book 8708, page 618, both in said Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Unimproved
(Check Improved [X] property known as) 1421 Woodland Street, Nashville, TN 37206
(Map - Parcel No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of May 19 94

Samuel J. Ramage

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Samuel J. Ramage, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 13th day of May 19 94.

Commission expires: 1/12/95

Notary Public

SEAL SATURN & MAZER TITLE SERVICES

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

IDENTITY & REFERENCE

94 MAY 23 PM 2:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 234.70

WARRANTY DEED

FROM

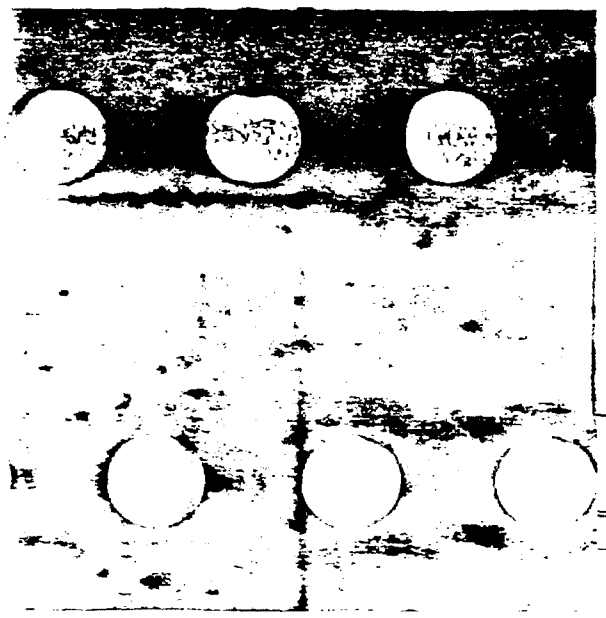
Samuel J. Ramage

TO

Joseph W. Allen and Gary L. Lear

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

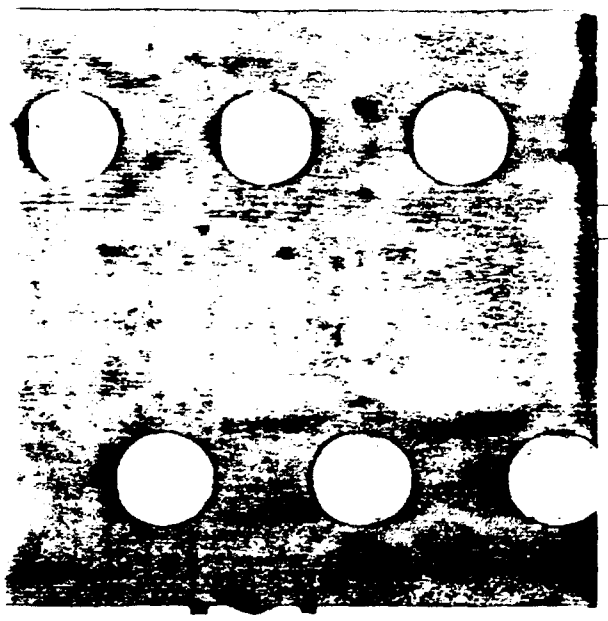
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CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 61000.00
DON TX 225.70
PRFEE 1.00
MDEED 8.00
TOTAL 234.70
CHECK 234.70

[illegible] 01 14:00 0001 9263



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52992
IDENTIFICATION REFERENCE

94 MAY 23 PM 2:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 794257