BOOK 9371 PAGE 451

STATE OF TENNESSEE }
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES 12/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexander Ramirez	Leader Federal Bank for Savings	61-14-48
(NAME)	(NAME)	
3823 Saunders Avenue	P.O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37216	Memphis TN 38101-2926	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William E. Dowdy, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alexander Ramirez, married

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. 7 on the Plan of Maplewood Heights Subdivision, a plat of which is of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William E. Dowdy by Deed of record in Book 7594, Page 331, Register's Office for Davidson County, Tennessee. William E. Dowdy being a married person, the spouse of William E. Dowdy is joining in this conveyance to convey to Grantee(s) any interest she may have in said property by virtue of her marriage to Grantor.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved (XX) This is improved ( ) property, known as 3823 Saunders Avenue (House Number) (Street) Nashville TN 37216 (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 unencumbered, 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 our, hand(s) this 3rd day of June, 19 94

William E. Dowdy — William E. Dowdy

Jill M. Dowdy — Jill M Dowdy

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Dowdy, married, and wife, Jill M. Dowdy

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee this 3rd day of June, 19 94.

Commission expires 12/21/96

_____
Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

58570

IDENTIFICATION REFERENCE

PICK-UP

94 JUN -7 PM 12:39

RECEIVED
DAVIDSON COUNTY, TN.

3427 06/07 0101 03CHECK 234.70

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
			CAMT	61000.00
			CON TX	225.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	234.70
			CHECK	234.70
06/07/94	01	12:40	0001	3427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58570
IDENTIFICATION REFERENCE

94 JUN -7 PM 12:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.800195