THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00

Ted Jones
Affiant

Subscribed and sworn to before me, this 15th day of June 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TED JONES 3340 Acklen Avenue Nashville, Tennessee 37212	SAME	MAP 104-6 PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100-------- ($ 105,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DAN RAMAGE AND WIFE, MARY V. SHELTON hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto TED JONES, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 99 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 26, 1952, and a survey made by John B. Kohl, III, dated April 2, 1990, as follows:

BEGINNING on the northerly margin of Acklen Avenue (formerly Love Circle) at the corner of Lots Nos. 98 and 99; thence with the line between said lots, North 44 deg. 25 min. East 180.0 feet to the westerly margin of an alley; thence with the margin of same, northwardly 18.0 feet to a point; thence South 64 deg. 45 min. West 104.0 feet to a point; thence South 44 deg. 30 min. West 100.0 feet to a point in the northerly margin of Acklen Avenue (formerly Love Circle); thence with the margin of same and the curve of same, eastwardly 57.0 feet to the point of beginning.

BEING the same property conveyed to Dan Ramage and wife, Mary V. Shelton, by deed from Jean Chow of record in Book 8100, page 471, Register's Office for Davidson County, Tennessee.

This is improved property known as 3340 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's West End Heights S/D of record in Book 332 , pages 124 & , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of June, 19 94

Dan Ramage
DAN RAMAGE

Mary V Shelton
MARY V. SHELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN RAMAGE AND WIFE, MARY V. SHELTON, the bargainors, 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 this 15th day of June, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

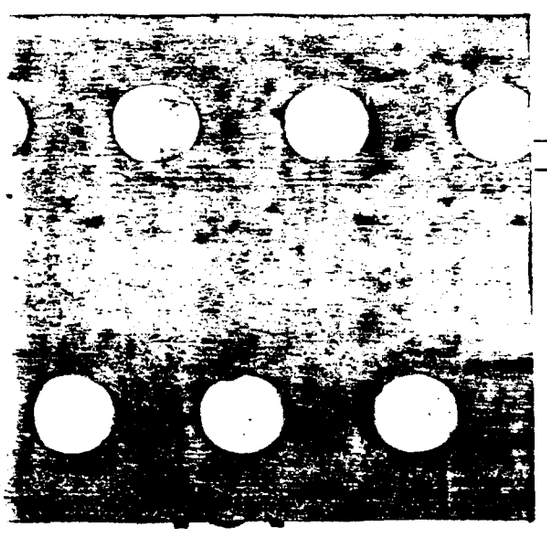
61898
IDENTIF. + REFERENCE

94 JUN 17 AM 9:07
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7011 06/17 0101 03CHECK 397.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 874

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50
06/17/94		01	09:08 0001	7011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61898
IDENTIF. ◆ REFERENCE

94 JUN 17 AM 9:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 803747