BOOK 9450 PAGE 413

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Babbitt (NAME)	Owner (NAME)	91-6-20
6000 Morrow Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (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, Heirs of Virgie E. Ramsey, being Thelma Irene Ramsey McDonald, Mary S. Ramsey, Ellen G. Ramsey, S. Susan Ramsey, James L. Ramsey, Barbara A. Ramsey, & Mary L. Stephens HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Babbitt

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. 1 of Block No. 3 in the extension of the Plan of Cherokee Park Subdivision, not of record, and described as follows:

Beginning at the northwest corner of Marrow Road and 60th Avenue, formerly 19th Street; thence with the northerly margin of said road, westerly fifty (50) feet to the corner of Lots 1 and 3; thence northerly, with the line between said lots, one hundred and fifty (150) feet to the southerly margin of an alley; thence with the southerly margin of said alley easterly fifty (50) feet to the westerly margin of said Avenue; thence southerly one hundred and fifty (150) feet to the beginning.

Being the same property conveyed to E.L. Ramsey and wife, Virgie E. Ramsey by deed from The Cockrill-Finegan Realty Company of record in Book 809, Page 63, said Register's Office. The said E. L. Ramsey died in 1964, leaving Virgie E. Ramsey as the surviving tenant by the entireties. The said Virgie E. Ramsey died in 1975, leaving as her sole surviving heirs her son, James Ramsey and her daughter, Thelma Irene Ramsey McDonald. The son, James Ramsey died, leaving as his sole heirs his wife, Mary S. Ramsey, and his children, Ellen G. Ramsey, S. Susan Ramsey, James L. Ramsey, Barbara A. Ramsey and Mary L. Stephens.

94 AUG 30 PM 2:57
FELIX Z. ... DAVIDSON COUNTY

86167 IDENTIF. & REFERENCE

BEST COPY AVAILABLE FOR MICROFILMING IN LEGIBILITY OF THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 6000 Morrow Road, Nashville, TN 37209
(House Number) (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 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 my hand this 29th day of August, 19 94

by Thelma Irene Ramsey McDonald attorney in fact. Mary S. Ramsey Ellen G. Ramsey

Thelma Irene Ramsey McDonald Mary S. Ramsey Ellen G. Ramsey

S. Susan Ramsey James L. Ramsey Barbara A. Ramsey Mary L. Stephens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY S. RAUSEY, S. SUSAN RAUSEY, MARY L. STEPHENS, JAMES L RAUSEY, BARBARA A RAUSEY and CLARA G. RAUSEY

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of August 19 94

Commission expires 5-11-95

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

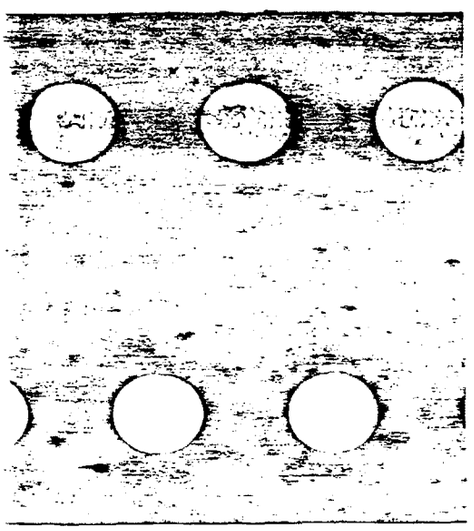
On this 29th day of August, 1994, personally appeared before me, Thomas R. McDonald, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Thelma Rose Rausey McDonald and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29 day of August, 1994.

My commission expires: 5-11-95

Notary Public

3335 09/30 0101 03CHECK 68.20



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

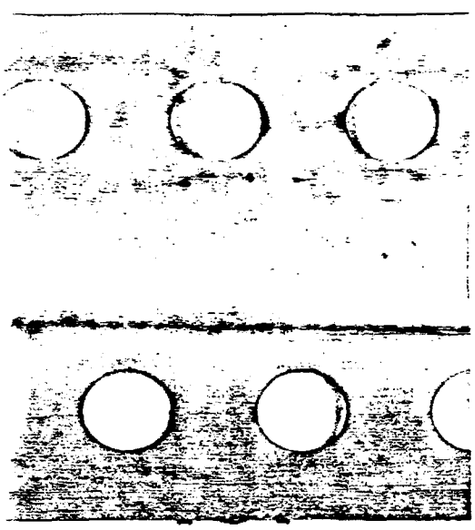
RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 415

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				MDEED 8.00
				TOTAL 68.20
				CHECK 68.20
			08/30/94 01	12:57 0001 3335



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 86167

94 AUG 30 PM 12:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 829725