BOOK 9649 PG 376

This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
401 East Main Street
Johnson City, Tennessee 37601

SEND TAX BILL TO:
SAME

Map: 147-11; Parcel: 39
Map: 147-11; Parcel: 39.01
Map: 147-11; Parcel: 39.02
Map: 147-11; Parcel: 39.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WILLIAM W. RAMSEY AND VICTOR R. CUCCIA, individuals, hereinafter the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto THE REALTY SHOP, INC., A Tennessee corporation, hereinafter the GRANTEE, its successors and assigns, certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, more particularly described as follows:

TRACT I

BEING a parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly described, by metes and bounds according to a survey by Dale and Associates, Inc. (Allen R. Trumbro, Tennessee Registered Land Surveyor No. 1127) dated December, 1986, Job No. 86166-A, as follows:

Beginning at a point situated in the southerly margin of Nolensville Road, said point being the northwest corner of tract twenty-one of the property conveyed to Joe Meeks recorded in Deed Book 5779, page 832, Register's Office for Davidson County, Tennessee, and the northeast corner of the property herein described;

Thence, leaving said road, S 9° 03' 35" W, a distance of 546.94 feet to a point;

Thence, N 65° 04' 04" W, a distance of 317.04 feet to a point;

Thence, N 22° 02' 27" E, a distance of 569.87 feet to the southerly margin of Nolensville Road;

Thence, along said road, S 52° 41' 30" E, a distance of 200.86 feet to the point of beginning and containing 3.18 acres of land more or less.

Being the same property conveyed to Nashville-Nolensville Pike I, Inc., a Tennessee corporation, by deed from James D. Haley, Trustee, of record in Book 7194, page 357, Register's Office for Davidson County, Tennessee. Being further conveyed to William W. Ramsey and Victor R. Cuccia by deed of record in Book 8492, page 702, Register's Office for Davidson County, Tennessee.

TRACT II

Being a parcel of land situated in Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds according to a survey by Dale and Associates, Inc. (Allen R. Trumbro, Tennessee Registered Land Surveyor No. 1127) dated December, 1986, Job No. 86166-A, as follows:

Beginning at a point in the southerly margin of Nolensville Pike, said point being the northeast corner of the property conveyed to James D. Haley, Trustee, of record in Deed Book 6763, page 374, Register's Office for Davidson County, Tennessee;

Thence, along Nolensville Road, S 52° 41' 30" E, a distance of 35.04 feet to a point marking the beginning of a curve;

Thence, around a portion of a spiral curve to the right, a chord bearing of S 51° 57' 32" E, a chord distance of 197.83 feet to a point;

Thence, leaving said road, S 41° 54' 35" W, a distance of 234.92 feet;

Thence, around a curve to the left having a central angle of 2° 17' 34", a radius of 2190.98 feet, a length of 87.68 feet, a chord bearing of N 51° 41' 05" W, a chord distance of 87.67 feet to a point;

Thence N 9° 03' 35" E, a distance of 266.95 feet to the point of beginning and containing 0.86 acres of land more or less.

Being the same property conveyed to Nashville-Nolensville Pike I, Inc., a Tennessee corporation, by deed from Joe Meeks, individually, and Joe S. Meeks and wife Joan F. Meeks, of record in Book 7194, page 352, Register's Office for Davidson County, Tennessee. Being further conveyed to William W. Ramsey and Victor R. Cuccia by deed of record in Book 8492, page 702, Register's Office for Davidson County, Tennessee.

This is unimproved property known as part of Lot No. 5 on the map of Ensley Lands, Davidson County, Tennessee..

This conveyance is made subject to the following:

1. Taxes for 1995, a lien not yet due and payable;
2. Highway Easement granted the State of Tennessee of record in Book 4015, page 518, said Register's Office; and
3. Right of way easement and easement for a slope and special ditch of record in Book 4046, page 607, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Kay A. Ramsey and Diane S. Cuccia, spouses of Grantor, join in the execution of this Warranty Deed solely for the purpose of transferring any and all spousal rights to the property conveyed hereby.

WITNESS my hand this 7th day of April, 1995.

GRANTOR:

William W. Ramsey
WILLIAM W. RAMSEY

Victor R. Cuccia
VICTOR R. CUCCIA

Kay A. Ramsey
KAY A. RAMSEY

Diane S. Cuccia
DIANE S. CUCCIA

STATE OF Oklahoma)
COUNTY OF Tulsa)

Personally appeared before me, Marilyn Stewart, a Notary Public of said County and State, William W. Ramsey, the within named 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, at office, this 7th day of April, 1995

Marilyn Stewart
Notary Public

My Commission Expires: 1-15-99

STATE OF ~~OKLAHOMA~~ CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, Bessmer M. Orange, a Notary Public of said County and State, Victor R. Cuccia, the within named 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, at office, this 19th day of April, 1995

Bessmer M. Orange
Notary Public

My Commission Expires: 4-23-96

BESSMER M. ORANGE
COMM. #964963
Notary Public-California
LOS ANGELES COUNTY
My comm. expires APR 23,1996

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STATE OF Oklahoma)
COUNTY OF Tulsa)

Personally appeared before me, Marilyn Stewart, a Notary Public of said County and State, Kay A. Ramsey, the within named 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, at office, this 7th day of April, 1995.

Marilyn Stewart
Notary Public

My Commission Expires: 1-15-99

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Bessmer M. Orange, a Notary Public of said County and State, Linda S. Cuadra, the within named 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, at office, this 12th day of April, 1995

Bessmer M. Orange
Notary Public

My Commission Expires: 4-23-96

BESSMER M. ORANGE
COMM. #964963
Notary Public-California
LOS ANGELES COUNTY
My comm. expires APR 23,1996

STATE OF Oklahoma)
COUNTY OF Tulsa)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William K. Ramsey
Affiant

Sworn to and subscribed before me
this 7th day of April, 1995.

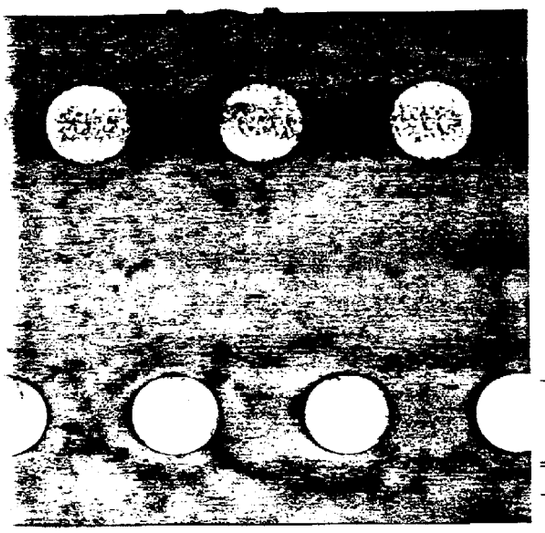
Marilyn Stewart
Notary Public
My Commission Expires: 1-15-99

PICK-UP

95 APR 19 AM 11:26
DAVIDSON COUNTY, TN.

53001
IDENTIF. & REFERENCE

2623 04/19 0401 03CHECK 1127.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

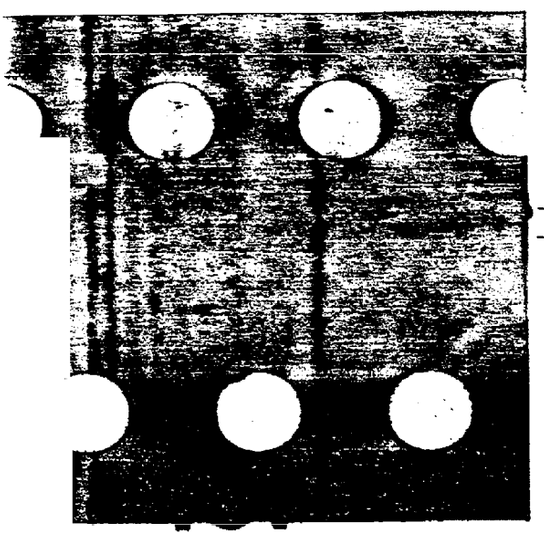
RECEIVED OF _____

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
	300000.00
CON TX	1110.00
PRFEE	1.00
[illegible]	15.00
TOTAL	1127.00
CHECK	1127.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53001
IDENTIF. & REFERENCE

95 APR 19 AM 11:26

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

04/19/95 01 11:25 0001 2458

No. 901926