WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,914.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, 1995

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Burgess	Midland Mortgage	107-13-0
(NAME)	(NAME)	
1203 Ainlay Drive	P. O. Box 26648	72
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Oklahoma City, OK 73126	2DA55700
(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, J.R.D. Investment Group A joint Adventure comprised of Dan Ramsey, Bob Johnson and David Dice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Burgess, ~~unmarried~~ RB

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. 299 on the Map of Miro-Meadows 2nd Addition of record in Plat Book 1424, Page 112, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J.R.D. Investment Group A Joint Adventure comprised of by deed of record in Book 9154, Page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Midland Mortgage of record in Book 7533, Page 941, said Register's Office with a present unpaid balance of approximately $45,614.97, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This instrument is executed on behalf of Dan Ramsey by David Dice as his

unimproved ( )
This is improved (XX) property, known as 1203 Ainlay Drive, Nashville, TN 37217
(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 2nd day of June, 1995

J.R.D. Investment Group A Joint Adventure comprised of

By: Dan Ramsey by: David A. Dice Atty. in Fact

David A. Dice, Bob Johnson

DCTN01WC

BOOK 9696 PG 221

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned 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(s) acknowledged himself to be the _____ and _____ respectively of the J.R.D. Investment Group the within named bargainor, and corporation, and that he 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 Nashville Tenn. on this the 2nd day of June 19 95.

My commission expires October 9, 1995

_____
Notary Public

Continuation of Legal Description:

Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9696, Page 219, in the Register's Office for Davidson County, Tennessee.

95 JUN -9 AM 10:29

FELIX A. ISBELL REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

00684.86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this June 2, 1995 before me personally appeared David Dice, the person who executed the foregoing instrument on behalf of Dan Ramsey, and acknowledged that he executed the same as the free act and deed of the said Dan Ramsey through Power of Attorney granted him by the said Dan Ramsey.

Notary Public

Commission Expires: 10-9-95

9488 06/09 0101 03CHECK 260.29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

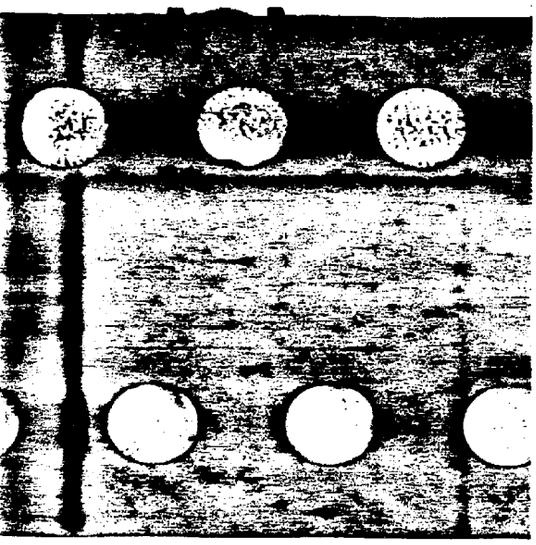
Before me, the undersigned, a notary public of the State and County aforesaid, personally appeared David Dice and Bob Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of J.R.D. Investment Group, and that they as such partners, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 2nd day of June 1995.

10-9-95
Commission Expires:

Notary Public

TN01WC



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

RECEIVED OF _____

FOR _____

BOOK 9696 PG 222

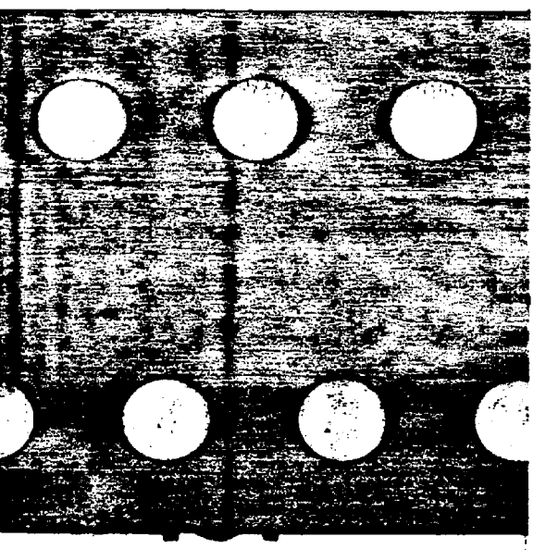
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67914.97
CON TX 251.29
PRFEE 1.00
WDEED 8.00
TOTAL 260.29
CHECK 260.29

06/09/95 01 10:33 0001 9488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0068486
IDENTIF. ↑ REFERENCE

95 JUN -9 AM 10:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918757