29

STATE OF TENNESSEE
COUNTY OF Davidson

6125-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,850.00

Radames A. Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Evelyn A. Wright
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 11-20-98

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Radames A. Ramos	GMAC Mortgage Corporation of PA	83-13-49
(NAME)	(NAME)	
1213 Fatherland Street	8360 Old York Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37206	Elkins Park, PA 19027-1590	
(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, Ben P. Adams and wife, Gwen Adams, Tom H. Yeargan and wife, Janice A. Yeargan **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Radames A. Ramos, unmarried

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. 74 on the Plan of East Edgefield Addition to Nashville, as of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantor herein by deed which is recorded simultaneously herewith.

BEING the same property conveyed to Ben P. Adams and wife, Gwen Adams and Tom H. Yeargan by deed from John G. Miller, Jr., sole heir of the Estate of John G. Miller, filed of record in Book 9590, page 5, Register's Office for Davidson County, Tennessee. Janice A. Yeargan joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1213 Fatherland Street, Nashville, TN 37206

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 their hands this 31st day of July, 19 95.

Ben P. Adams

Gwen Adams

Tom H. Yeargan

Janice A. Yeargan

BOOK 9753 PG 884

6125-M

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 Ben P. Adams and wife, Gwen Adams, Tom H. Yeargan and wife, Janice A. Yeargan

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 Nashville Tennessee, this 31st day of July, 19 95.

My commission expires 11-20-96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

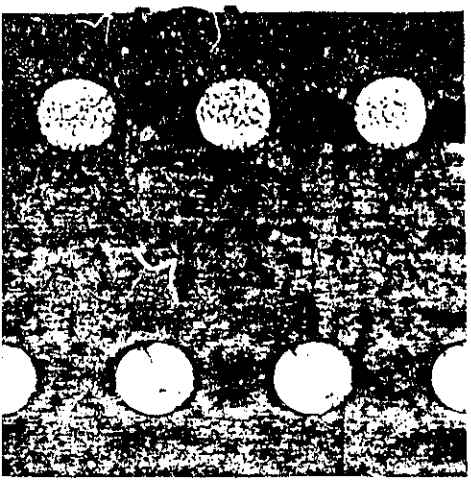
0086583

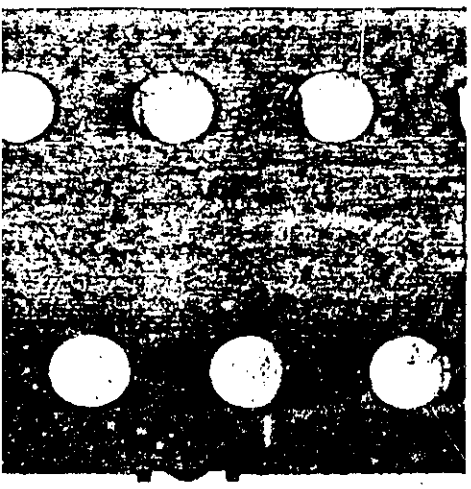
IDENTIF. ↑ REFEREN CE

95 AUG -7 AM 8:29

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TN.

9287 08/07 0101 03CHECK 237.66





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9753 PG 885

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61850.00
CON TX	228.66
PRFEE	1.00
WDEED	8.00
TOTAL	237.66
CHECK	237.66

08/07/95 01 08:29 0001 9287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086583
IDENTIF. ✦ REFERENCE

95 AUG -7 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938309