0107991

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 OCT -3 PM 1:34

FELIX A. [illegible]
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36961
Dav. Co. File: Box 8

BOOK 9815 PG 902

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Belle Meade Realtors 4004 Hillsboro Road, Suite A213 Nashville, Tn 37215	SAME

TAX MAP-PARCEL NUMBERS: 118-1-25 24W 12105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest A. Ramsey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Belle Meade Realtors,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 99 on the Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, said Register's Office.

SAID part of Lot No. 99 fronts 50 feet on the northerly side of Sweetbrier Avenue and runs back between parallel lines, 188 feet to an alley.

BEING the same property conveyed to Ernest A. Ramsey and wife, Evelyn Ramsey, by deed from Hugh Martin, W. Ernest Olinger, Sherman L. Bice and Dwight Scott, being the duly authorized Trustees of Waverly Place Church of the Nazarene, of record in Book 3918, page 136, said Register's Office. Ernest A. Ramsey and Evelyn Ramsey were divorced by Final Decree of the 4th Circuit Court for Davidson County, Tennessee of record in Minute Book 91B, page 471, Circuit Court Clerk's Office for Davidson County, TN. Said Final Decree divested the said Evelyn Ramsey of all her interest in subject property and vested all interest in subject property in Ernest A. Ramsey. A certified copy of said final decree was recorded prior hereto.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1318 Sweetbriar Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 1995.

Ernest A. Ramsey

State of Tennessee
County of Davidson

On this 29th day of September, 1995, before me the undersigned authority, personally appeared **Ernest A. Ramsey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-25-98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 43500.00

Affiant

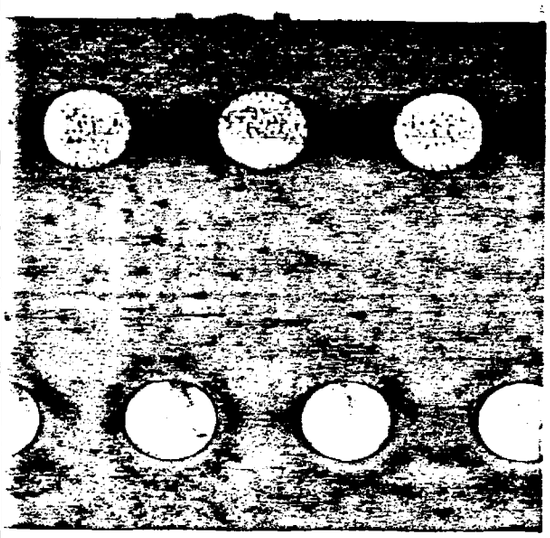
Sworn and subscribed before me on the 29th day of September, 1995.

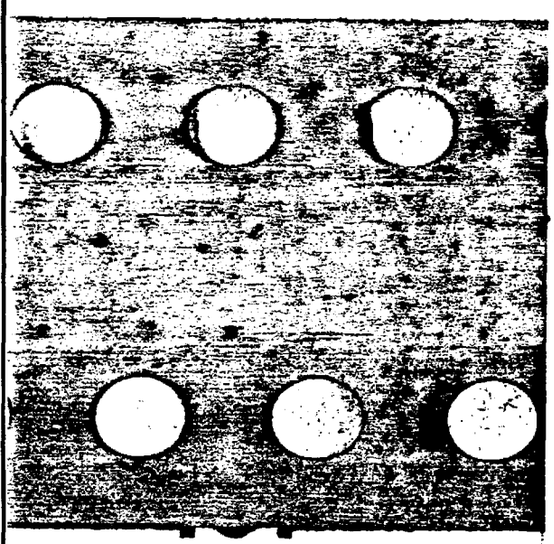
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

2261 10/03 3101 03CHECK 169.95





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

RECEIVED OF _____

FOR _____

BOOK 9815 PG 904

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 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 8.00
TOTAL 169.95
CHECK 169.95

10/03/95 01 13:36 0001 2261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 01079911

95 OCT -3 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961049