BOOK 9899 PG 314

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,070.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
Greater Nashville Title & Closing Company 223 Madison St., S. 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sharon M. Ramsey	First Nationwide Mtg. Corp.	43-60-77.00
(NAME) 304 May Drive	(NAME) P. O. Box 9481 Dept. 0253	
(ADDRESS) Madison, TN 37115	(ADDRESS) Gaithersburg, MD 20898-9481	
(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, I, Patricia Ann Grace, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon M. Ramsey

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 part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

BEGINNING on the easterly margin of May Drive, 130 feet north of the northerly margin of Roosevelt Drive; thence eastwardly 174 feet along the northerly line of property conveyed by an instrument of record in Book 2300, Page 463, said Register's Office to the westerly line of Lot No. 40; thence with the westerly line of Lots Nos. 40 and 41, northwardly 120 feet; thence westwardly 174 feet to the easterly margin of May Drive; thence with said Drive, 120 feet to the point of beginning.

Being the same property conveyed to Isaac E. Grace, Jr. and wife, Patricia A. Grace by deed from Pamela A. Gentry, unmarried, of record in Book 7928, Page 726, Register's Office for Davidson County, Tennessee. By Amended Final Decree of Divorce, being recorded simultaneously herewith, interest was divested from Isaac E. Grace, Jr. and vested in Patricia A. Grace.

** including the balance due under a certain Deed of Trust payable to First Nationwide Mortgage Corporation dated 8/31/89 and of record in Book 7928, Page 729, Register's Office for Davidson County, Tennessee **WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.**

This is unimproved ( ) improved (X) property, known as 304 May Drive (House Number) (Street) Madison, tN 37115 (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 12 day of December 19 95

Patricia Ann Grace

Patricia Ann Grace

Greater Nashville Title
and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

Patricia Ann Grace

TO:

Aaron M. Ramsey

1870 12/27 3101 03CHECK 331

0135346

IDENTIF. ↑ REFERENCE

95 DEC 27 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____ the undersigned authority
said County and State, the within named Patricia Ann Grace
_____
the bargainor$ _____, 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
Madison Tennessee, this 12 day of December
Commission expires 5/23/98

_____ Notary Public

STATE OF TENNESSEE
COUNTY OF

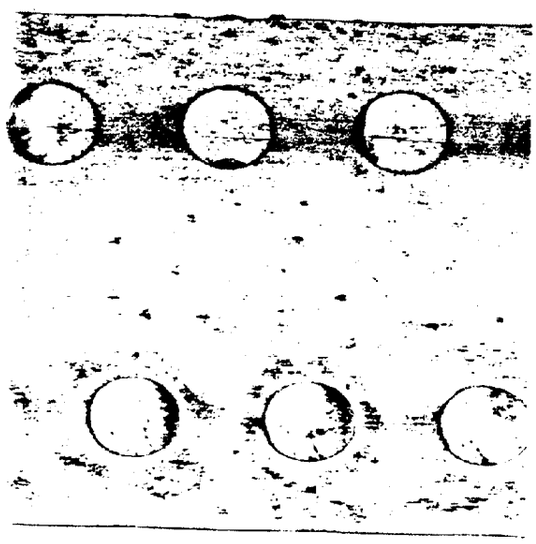
Before me, _____, a Notary Public in and for
State and County aforesaid, personally appeared _____
and _____ with whom I am personally acquainted
upon _____ oath(s) acknowledged _____ to be the _____
and _____ respectively of the _____
the within named bargainor, a corporation, and that _____ as such _____
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 _____.

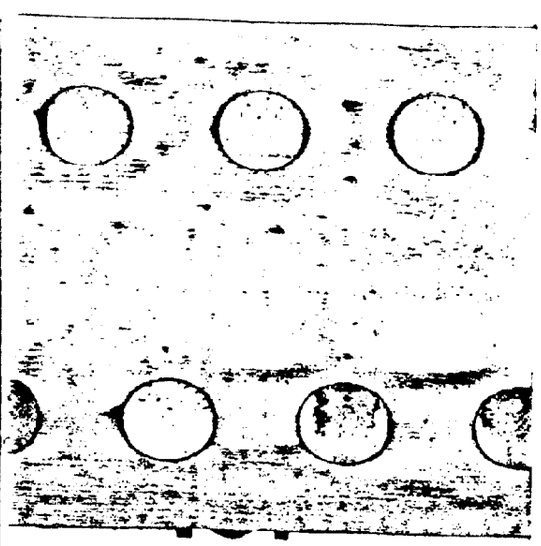
Witness my hand and official seal at _____ on this the _____
day of _____ 19____.

My commission expires _____

_____ Notary Public

FILED 9899.315





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

RECEIVED OF _____

FOR _____

BOOK 9899 PG 316

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 87070.69
CON TX 322.27
PRFEE 1.00
MTEE 8.00
TOTAL 331.27
CHECK 331.27

12/27/95 01 13:41 0001 1870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135346
IDENTIF. ← REFERENCE

95 DEC 27 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990262