Quality 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

BOOK 9975 PG 676

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Lee Ramsey (NAME)	Chase Manhattan (NAME)	
1804 Lakehurst Drive (ADDRESS)	1500 North 19th Street (ADDRESS)	83-10-277
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Monroe, LA 71201 (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, Norine Allen , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Lee Ramsey and wife, Rebecca Carter 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, in the 11th, formerly the 18th, Civil District, being part of the 10 1/2 acre tract as shown on the Plat of Richardson Place, of record in Book 547, Page 135, said Register's Office, and described according to a survey by Erle Drake, County Surveyor, October 1, 1936, as follows:

Beginning on the southerly margin of Lakehurst Drive at a point 230 feet west of the westerly margin of 19th Street; thence with the southerly margin of said Drive, westwardly 114 feet; thence southwardly 246 feet to the northerly line of the Tolmie Property; thence with said line eastwardly 110 feet to a point 230 feet, more or less, west of the westerly margin of 19th Street; thence northwardly 223 feet to the beginning.

Being the same property conveyed to Norine Allen by deed from Thomas Jefferson Fitzpatrick and wife, Mary E. Fitzpatrick of record in Book 7954, Page 860, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to easements of record in Book 3503, Page 218; Book 4406, Page 702, and all matters shown on the Plan of Record.

96 MAR 11 PM 3:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0159003

This is unimproved ( ) improved (X) property, known as 1804 Lakehurst Drive, Nashville, TN 37206
(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 8th day of March 19 96

Norine Allen

Norine Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9975 PG 677

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

the 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 and official seal at Brentwood, Tennessee, this 8th day of March 19 96.

Commission expires January 29, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

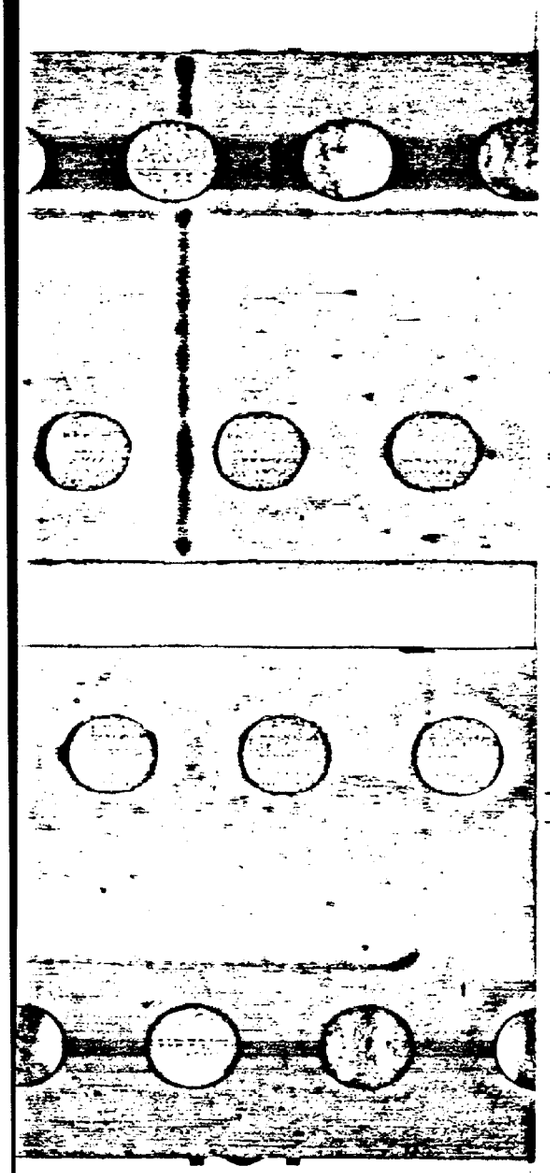
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

7226 03/11 0101 03CHECK 349.40



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

RECEIVED OF _____

FOR _____

BOOK 9975 PG 678

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	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
TOTAL	349.40
CHECK	349.40

03/11/96 01 15:32 0001 7226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159003
IDENTIF. → REFERENCE

96 MAR 11 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015314