WARRANTY DEED

PG 9984:364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 27 NOVEMBER 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Ramos (NAME)	First American National Bank (NAME)	MAP 135-14-C
728 Vanguard Place (ADDRESS)	First American Center (ADDRESS)	PARCEL 10.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237-2009 (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, Ransom Village, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mario Ramos, and wife Iris Ramos

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. 10 Ransom Village, according to the plan of record in Book 7900, pages 833-834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Ransom Village, Inc. by deed from Ransom Place Homes, Inc, of record in Book 9471, page 298, Register's Office for Davidson county, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, restrictions ans easements of record.

0161794
IDENTIF. & REFERENCE

96 MAR 20 AM 9:48
FILED &
DAVIDSON COUNTY, TN.

0254 03/20 0101 03CHECK 406.75

unimproved ( )
This is improved (X) property, known as 728 Vanguard Place, Antioch, Tennessee 37013
(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 15th day of March 19 96

Ransom Village, Inc.
By:
Henry E. McCall, President

STATE OF TENNESSEE

Book 9984 Page 365

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

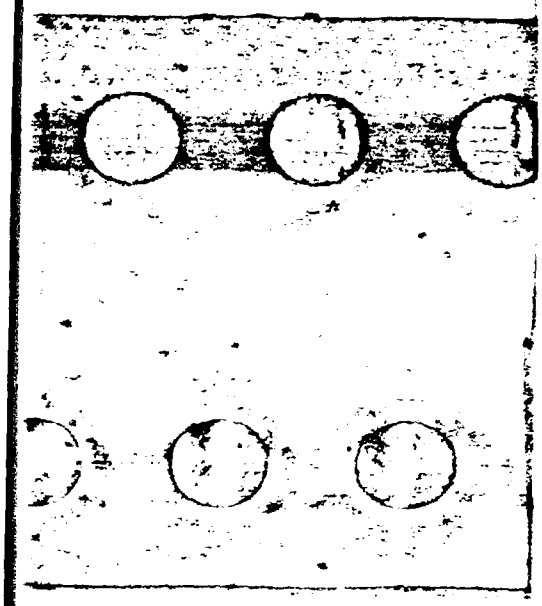
COUNTY OF WILLIAMSON

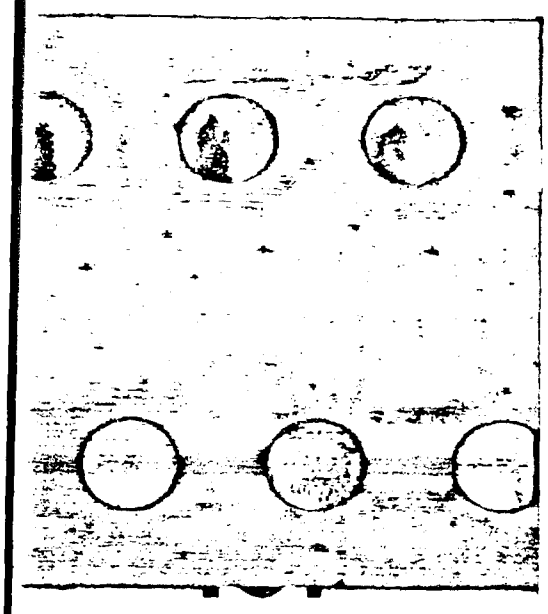
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Henry E. McCall and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Ransom Village, Inc. the within named bargainor, and corporation, and that he as such President 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 Henry E. McCall as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 15th day of March 19 96.

My commission expires 27 November 1999 Charles A. Fielder Jr.

Notary Public





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9984 PG 366

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
107500.00
CDN TX 397.75
PRFEE 1.00
WDEED 8.00
TOTAL 406.75
406.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/20/96 01 09:49 0001 0254

0161794
IDENTIF. # REFERENCE

96 MAR 20 AM 9:48
REGISTER
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1018303