0171715

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

93 APR 16 AM 9:27

W & I Ref: (cmw) Title No: 37654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Towle Holley W. Towle 3001 Brightwood Avenue Nashville, TN 37212	First Trust Mortgage Company 6525 Quail Hollow Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 117-08-12 16DA 01160

WARRANTY DEED

10016 362

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 **Joseph W. Ramey and spouse, Lee Ann Ramey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Towle and spouse, Holley W. Towle,** 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 Lot No. 1 on the plan of Belmont Terrace Resubdivision Annex No. 1 of record in Book 421, page 182, Register's Office for said County, as reformed and corrected as to Lot 1 by decree of Part II of the Chancery Court of said County, of record in Minute Book 25, pages 207 and 346, of said Court.

SAID Lot No. 1 fronts 102.7 feet on the westerly margin of Brightwood Avenue and extends back 250 feet on the northerly line and 210 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Joseph W. Ramey and wife, Lee Ann Ramey by deed from Lorrin C. Shepard and wife, Leslie E. Shepard of record in Book 8228, page 966, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: 3001 Brightwood 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. 10016 PG 363

WITNESS THE EXECUTION HEREOF this 15th day of April, 1996.

Joseph W. Ramey

Lee Ann Ramey

State of Tennessee
County of Davidson

On this 15th day of April, 1996, before me the undersigned authority, personally appeared **Joseph W. Ramey** and **Lee Ann Ramey**, 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: 9-17-99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

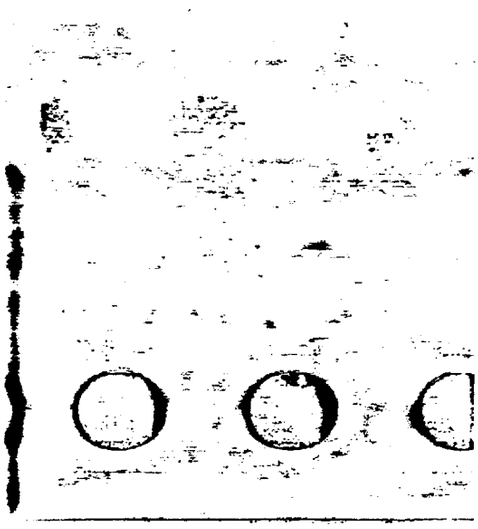
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145400.00

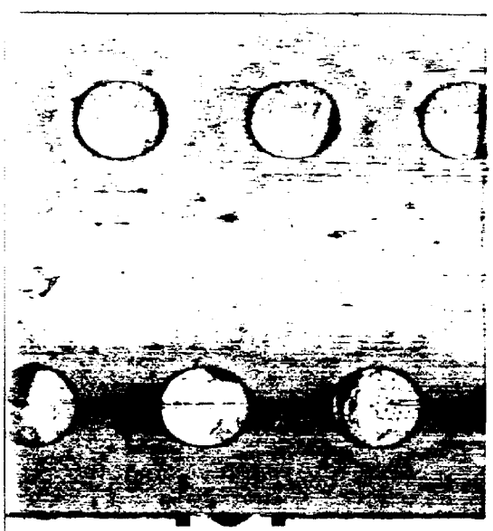
Affiant

Sworn and subscribed before me on the 15th day of April, 1996.

Notary Public

My Commission Expires: 9-17-99





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

RECEIVED OF _____

FOR _____

BOOK 10016 PG 364

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
			CHK#	
				115+00 00
				[illegible] 98
			PRFEE	1 00
			WDEED	8.00
			TOTAL	546.98
			CHECK	546 98
			[illegible] 01	07:26 0001 0894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171715
IDENTIF. # REFERENCE

96 APR 16 AM 9:27

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1028850