File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Jonathan Cole and Lisa L. Ramsay
1102 Frances Avenue
Nashville, TN 37204

SEND TAX BILL:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 131-4
GROUP
PARCEL 161

WARRANTY DEED

BOOK 10051 PG 824

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ira L. Sidwell and wife, Susan V. Sidwell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Cole and Lisa L. Ramsay, both unmarried, as joint tenants with the right of survivorship,** 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:

> Being Lot No. 23 on the Map of M. N. Young's Subdivision on the Granny White Road, as of record in Book 547, page 173, Register's Office for said County.
>
> Said Lot No. 23 fronts 100 feet on the northerly side of Frances Avenue and runs back between parallel lines 164 feet to a dead line.
>
> BEING the same property conveyed to Ira L. Sidwell and wife, Susan V. Sidwell, by deed from Julius C. Siegrist, Jr., and wife, Margaret H. Siegrist, as of record in Book 7785, page 62, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as in the previous transfer.

This is improved property known as 1102 Frances Avenue, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jonathan Cole and Lisa L. Ramsay, both unmarried, as joint tenants with the right of survivorship, their heirs and assigns, forever; and we, Ira L. Sidwell and wife, Susan V. Sidwell, 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, ard 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of May, 1996.

Ira L. Sidwell

Susan V. Sidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ira L. Sidwell and wife, Susan V. Sidwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: June 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $194,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: June 19, 1999

C:\WP51\WORK\CLOSING\SIDWELL\96364.WD

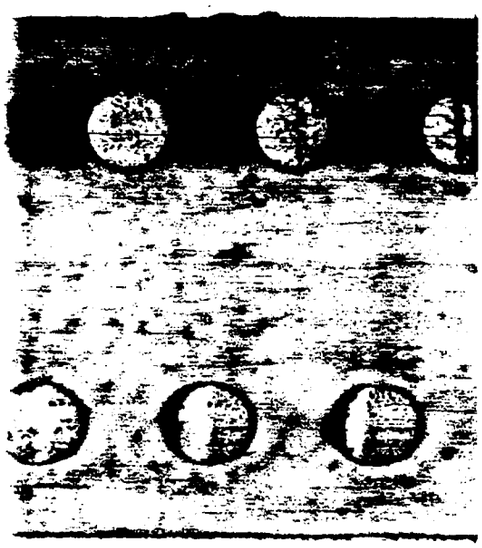
726.30 3301 CHECK

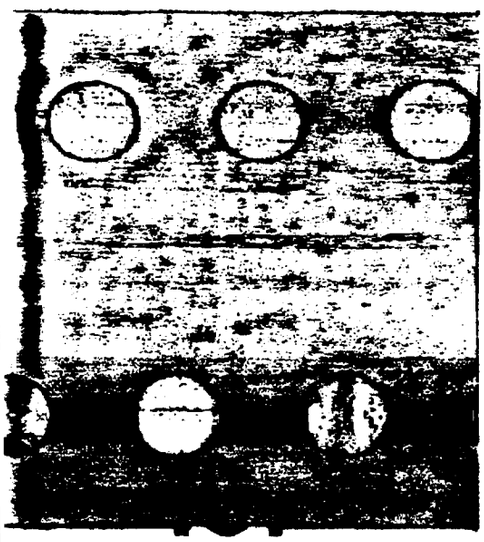
96 MAY 16 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0182340





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 826

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

	AMT
	174000.00
CON TX	717.80
PRFEE	1.00
WDEED	8.00
TOTAL	726.80
CHECK	726.80

05/16/96 01 14:03 0001 2280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182340
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

No. 1040243