10072 pg 164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 469,900.00

Hal Reed Ramer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 96

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 6-9-99
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAL REED RAMER (NAME)	(NAME)	MAP 117-13-B
120 ABBOTTSFord Dr. (ADDRESS)	SAME (ADDRESS)	PARCEL 062-C
Nashville TN 37215 (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, J.W. BILYEU, D/B/A BELLE MEADE REALTORS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAL REED RAMER, UNMARRIED

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 and being Lot No. 120 on the Plan Abbotsford Phase One of record in Book 6250, pages 419-421, and Book 6800, page 164, Register's Office for Davidson County, Tennessee and to which plan reference is hereby made for a more complete descrition thereof.

Being the same property conveyed to J. W. Bilyeu d/b/a Belle Meade Realtors by deed from Donald R. Barnett and Julie H. Barnett of which is of record in Book 9038, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 8106, page 1 and in Book 8627, page 254 and in Book 9381, page 876 and in Book 6478, page 177, and in Book 6530, page 242 and in Book 6537, page 303, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

This is not the principal place of residence of the Grantor and or his spouse.

0188436
IDENTIF. + REFERENCE

96 JUN -4 AM 10:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

8300 06/04 0101 03CHECK 1747.63

unimproved ( )
This is improved (X) property, known as 120 ABBOTTSFORD DRIVE, NASHVILLE, TN 37215
(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 30th day of May 19 96

J.W. BILYEU

BOOK 1872 PG 165

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.W. BILYEU, D/B/A BELLE MEADE REALTORS

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 Gallatin, Tennessee, this 30th day of May, 19 96.

Commission expires 6-9-97

Notary Public

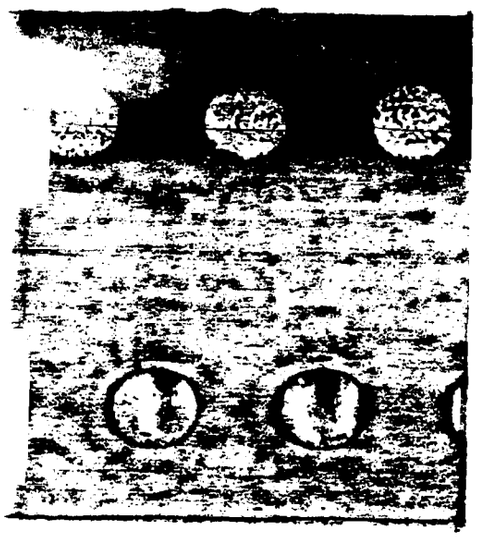
STATE OF TENNESSEE
COUNTY OF

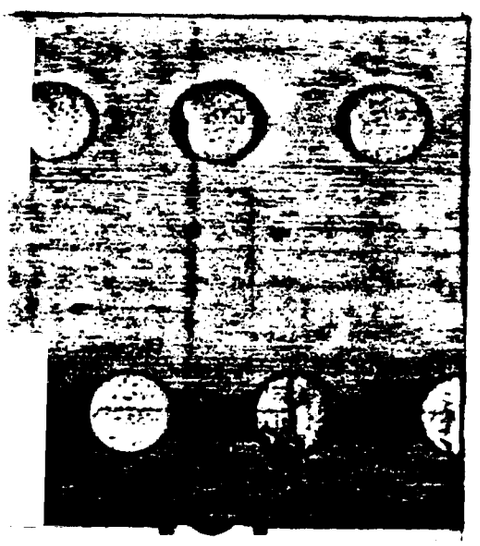
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____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





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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 166

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	
				469900.00
			CON TX	1738.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1747.63
			CHECK	1747.63
06/04/96		01	10:16 0001	8800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188436
IDENTIF. ↑ REFERENCE

96 JUN -4 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046679