Box 50 B

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10133 PG 889

ADDRESS NEW OWNER:
I. Scott Ramsey and
Gregory L. Gerdeman
3402 Pleasant Valley Road
Nashville, TN 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee,N.A.
401 Union Street
Nashville, TN 37219

MAP AND PARCEL:
MAP 118-10
GROUP
PARCEL 102

WARRANTY DEED

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, Michael Lee Jones and wife, Roslyn Ruth Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto I. Scott Ramsey, an unmarried person and Gregory L. Gerdeman, an unmarried person and S. David Ramsey, Jr., Trust, 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. 25 on the plan of the O.F. Noel Estate Pleasant Valley, of record in Book 1424, page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael Lee Jones, a married person by deed from Gary S. Baxter and Virginia L. Baxter, husband and wife, of record in Book 9690, page 728, said Register's Office.

This is improved property known as 3402 Pleasant Valley Road, Nashville, Tennessee 37204.

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

1. Subject to 1996 County and property taxes and subsequent years thereafter.
2. Matters as shown on the plan of record in Book 1424, page 63, said Register's Office shows an Owner's Certificate, a 30 foot minimum building setback line from Pleasant Valley Road, a 15 foot setback line from the south line of lot, and the flow of Brown's Creek along the east line.
3. Permanent Easement and Temporary Construction Easement of record in Book 9585, page 104, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I. Scott Ramsey, an unmarried person and Gregory L. Gerdeman, an unmarried person and S. David Ramsey, Jr., Trust, their heirs

and assigns, forever; and we, Michael Lee Jones and wife, Roslyn Ruth Jones, 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 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 19th day of July, 1996.

Michael Lee Jones

Roslyn Ruth Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Lee Jones and wife, Roslyn Ruth Jones, 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 19th day of July, 1996.

NOTARY PUBLIC

My Commission Expires:
Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

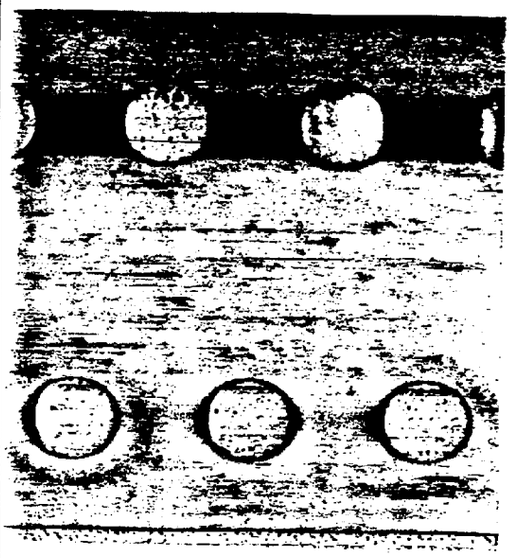
Subscribed and sworn to before me
this 19th day of July, 1996.

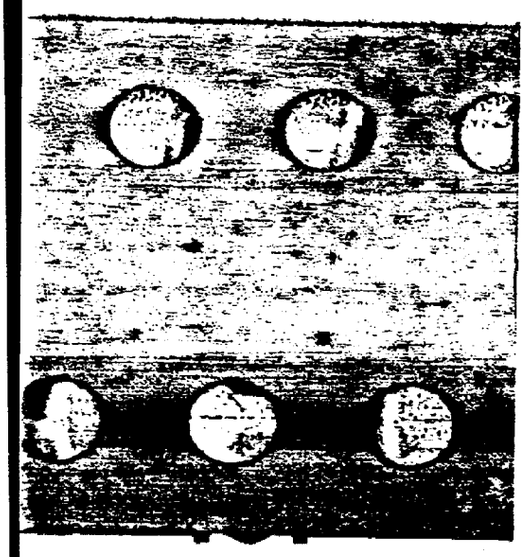
NOTARY PUBLIC
My Commission Expires:
Nov 20, 1996

96 JUL 26 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0207748

97722 07/26 0101 03CHECK 508.50





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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 891

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 135000.00
CDN TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9722

0207748
IDENTIF. ↑ REFERENCE

96 JUL 26 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067334