29

STATE OF TENNESSEE
COUNTY OF Davidson

7008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-96

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus A. Currie	Freeman-Webb Mortgage Corporation	42-13-67
(NAME)	(NAME)	
136 Port Drive	545 Mainstream Drive, Suite 101	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37228	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Sandra L. Ramirez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus A. Currie, 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:

See exhibit A attached hereto and made a part hereof.

96 AUG -6 AM 11:08

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

02111583

This is improved property known as 136 Port Drive, Madison, TN 37115

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 his hand this 1st day of August, 19 96.

Sandra L. Ramirez

Sandra L. Ramirez

File No.: 7008

ATTACHMENT

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 97 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 front 101 feet on the westerly side of Port Drive and extends back 304.3 feet on the southerly line an 349.3 feet on the northerly line to a dead line, measuring 147 feet thereon.

BEING the same property conveyed to Felix Ramirez, Jr., and wife, Sandra L. Ramirez by deed from James L. Beckner, Trustee in Bankruptcy for Byrum Builders, Inc., filed of record in Book 4999, page 509, Register's Office for Davidson County, Tennessee; the said Felix Ramirez, Jr., and Sandra L. Ramirez having since divorced, and pursuant to Final Decree of the Probate Court for Davidson County, Tennessee, bearing Dockedt No. 88D-2547, the property vests in Sandra L. Ramirez.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

7008

BOOK 10147 PG 575

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Sandra L. Ramirez, unmarried

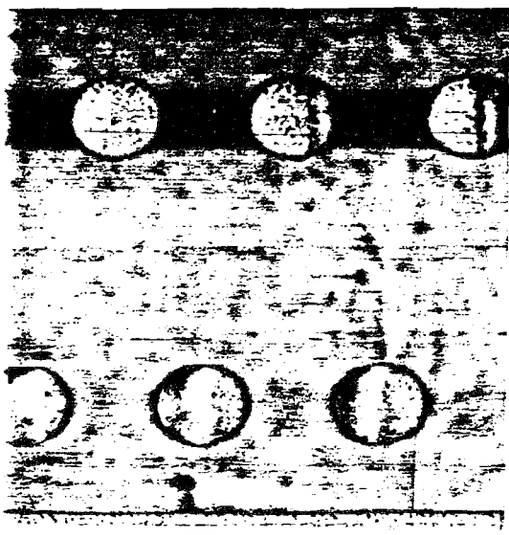
the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 1st day of August, 1996.

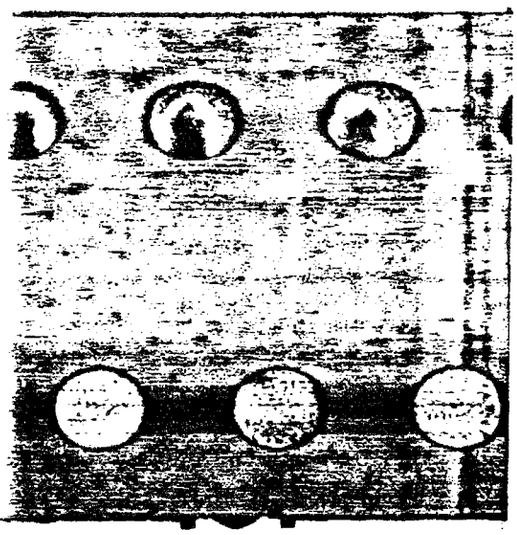
My commission expires 11-30-96

Notary Public

NOTARY PUBLIC AT LARGE

3347 08/06 0101 03CHECK 345.63





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 576

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 345.63
				CHECK 345.63
			08/06/96 01	11:12 0001 3847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211583
IDENTIF. & REFERENCE

96 AUG -6 AM 11:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1071412