Box 39-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 62,032.47

Subscribed and sworn to before me, this the 10th day of August 19 96

My Commission expires: 11/20/96
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Terrice V. Ramey (Name)	(Name) First Union Mortgage Corp.
1400 Corder Drive (Street Address)	P.O. Box 29544 (Street Address) Raleigh, N.C. 27626
Nashville, TN 37206 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 83-4-22	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Including the assumption of a certain promissory note secured by a Deed of Trust executed by Robert A. Hoffman and wife Sherry J. Hoffman to Tim N. Taylor, Trustee, of record in Book 7256, Page 611, R.O.D.C. dated May 28, 1987 with acurrent balance of $51,532.*
HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Terrice V. Ramey

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Corder Heights, of record in book 1835, page 77, Register's Office for said County.

Said Lot No. 10 fronts 90.9 feet on the westerly margin of Corder Drive and extends back 163.9 feet on the northerly line and 150.9 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Carlyle Partee, unmarried by deed from Robert A. Hoffman and wife, Sherry J. Hoffman of record in Book 9173, page 435, the said Carlyle Partee having since died , Philese Drena Matthews, being his sole surviving legal heir at law.

*Shatika McClinton, Guardian for Philese Drena Matthews

7442 08/15 0101 03CHECK 238.52

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1400 Corder Drive, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 10th day of August, 19 _____

Shatika McClinton, Guardian For
Philese Drena Matthews:

Shatika McClinton Guardian for

State of Tennessee
County of Davidson

On this 10th day of August, 19 96, before me personally appeared Shatika McClinton, Guardian for Philese Drena Matthews to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

11/20/96

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ Notary Public

02 14909
IDENTIF. & REFERENCE
96 AUG 15 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

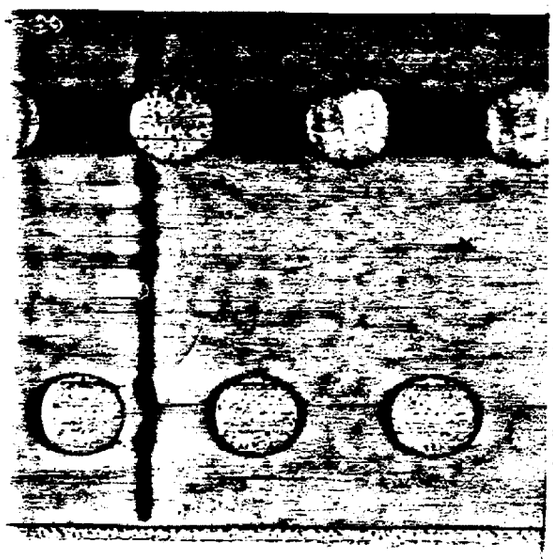
_____ Notary Public

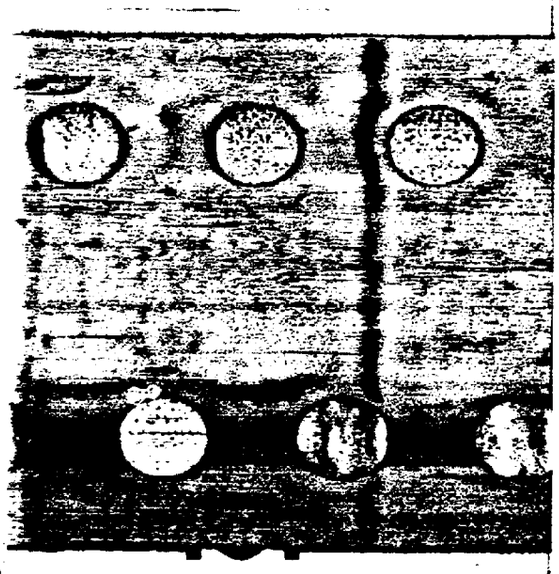
State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 657

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	62032.47
CON TX	229.52
PRFEE	1.00
WDEED	8.00
TOTAL	238.52
CHECK	238.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 7442

0214909
IDENTIF. ↑ REFERENCE

96 AUG 15 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020011