PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #

WARRANTY DEED

BOOK 10307 PG 864

File No: 00281784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia Davis Keene	First Union Mortgage	Map 131-1-D
[NAME]	[NAME]	
5025 Hillsboro Road, 21-G	1410 Commonwealth Dr.#140	Parcel 101
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37215	Wilmington, NC 28403	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Marie F. Martin Ramsey and husband, Joe Ramsey

have this day bargained and sold, and do hereby transfer and convey unto the said Julia Davis Keene, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

I, JOE RAMSEY, SPOUSE OF MARIE F. MARTIN RAMSEY, HEREBY JOIN IN SAID INSTRUMENT TO CONVEY ANY AND ALL MARITAL RIGHTS.

initial

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 27TH day of DECEMBER, 19 96.

Julia Davis Keene
Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )

This is improved (X) property known as 5025 Hillsboro Road, 21-G, Nashville, TN 37215
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 27TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marie F. Ramsey (Martin)
Marie F. Martin Ramsey

Joe Ramsey
Joe Ramsey

BOOK 10307 PG 865

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Marie F. Martin Ramsey and husband, Joe Ramsey

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 27TH day of DECEMBER, 19 96.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

BOOK 10307 PG 866

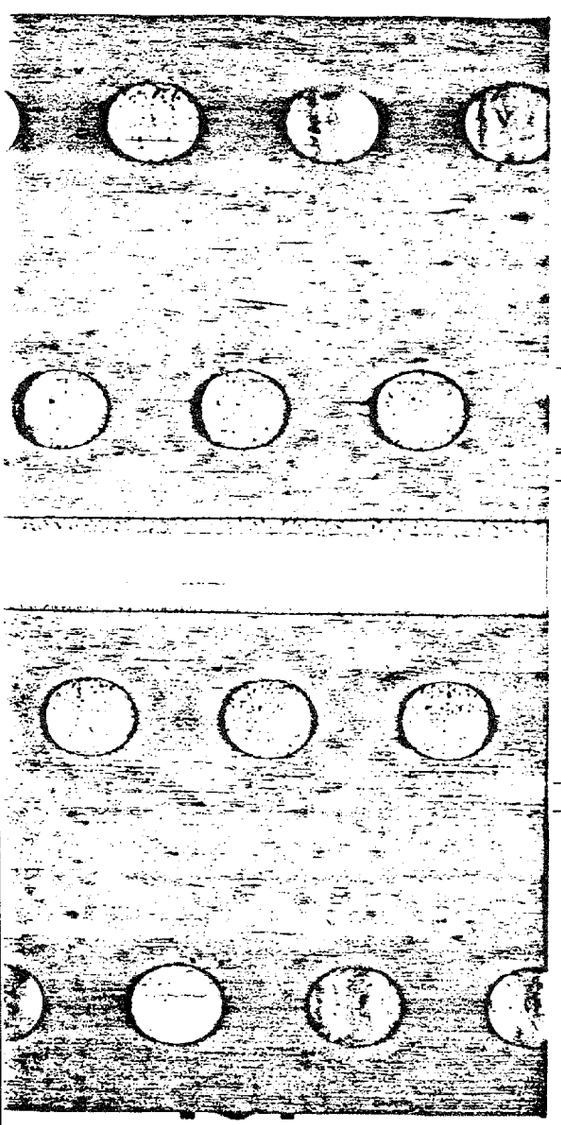
Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 21G on the plan of Georgetown Apartments, Condominium Apartments, of record in Book 5200, page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Marie F. Martin, single, by Quitclaim Deed from Edwin L. Link and wife, Lynne M. Link, of record in Book 8774, page 148, Register's Office for Davidson County, Tennessee.

0260761
IDENTIF. & REFERENCE

97 JAN -2 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1204 01/02 0101 02CHECK 346.00



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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 867

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00

01/02/97 01 09:06 0001 1204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260761
IDENTIF. # REFERENCE

97 JAN -2 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103752