0332915

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39071
Dav. Co. File: Box 8

97 AUG -1 PM 12:52

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

BOOK 10552 PG 615

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
W. Edward Ramage Phyleen Stewart-Ramage 309 Chippewa Circle Nashville, TN 37221	AMRESCO Residential Mortgage Corp. 168 Aston Street Irvin, CA 92606

TAX MAP-PARCEL NUMBERS: 155-10-A-008e0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 190,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rafael Fernandez and spouse, Susan E. Fernandez,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Edward Ramage and spouse, Phyleen Stewart-Ramage,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of McCrory Trace Estates of record in Plat Book 6900, Pages 720-723, as amended by Surveyors Certificate of Correction of record in Book 7825, Page 429, Register's Office for said County.

SAID Lot No. 7 fronts 30.00 feet on the westerly margin of Chippewa Circle (private) and extends back 164.74 feet on the northerly line and 125.0 feet on the southerly line to a broken line in the rear, measuring 176.02 feet thereon.

BEING the same property conveyed to Rafael Fernandez and wife, Susan U. Fernandez by deed from William E. Wilson and wife, Katherine L. Wilson of record in Book 10236, Page 829, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7241, Page 597, Book 7576, Page 831, Book 7576, Page 846, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 309 Chippewa Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1997.

Rafael Fernandez

Susan E. Fernandez

State of Tennessee
County of Davidson

On this 30th day of July, 1997, before me the undersigned authority, personally appeared **Rafael Fernandez** and **Susan E. Fernandez**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1997.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

1859 08/01 0101 03CHECK 712.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10552 PG 617

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
08/01/97	01	12:51 0001	1859	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332915
IDENTIF. # REFERENCE

97 AUG -1 PM 12:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181435