Box 29

BOOK 10650 PG 573

FROM: WAYNE EDWARD RAMAGE
AND WIFE, PHYLEEN
STEWART-RAMAGE

THIS INSTRUMENT PREPARED BY:
TUKE YOPP & SWEENEY, ATTORNEYS
414 UNION STREET, SUITE 1100
NASHVILLE, TENNESSEE 37219

TO: JEAN E. BROWN

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jean E. Brown	Jean E. Brown	Map 148-9
3923 Creekside Drive	3923 Creekside Drive	Parcel 141
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 1997.

Notary Public

My Comm. Expires: My Commission Expires MAR. 27, 1999

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledge, We, Wayne Edward Ramage and wife, Phyleen Stewart-Ramage, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jean E. Brown, hereinafter called "GRANTEE", her 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. 58, Section 5, on the Plan of Locustwood, as of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Wayne Edward Ramage and wife, Phyleen Stewart-Ramage by deed from John Norman Norton II and wife, Elizabeth D. Norton of record in Book 8639, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

1. 1997 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in Book 2663, page 43, said Register's Office.

3. Possible encroachment of a driveway, fence and carport on neighboring property, being Lot No. 59, Section 5, on the Plan of Locustwood.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth above.

This is improved property known as 3923 Creekside Drive, Nashville, Tennessee 37211.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 15th day of October, 1997.

WAYNE EDWARD RAMAGE

PHYLEEN STEWART-RAMAGE

IDENTIFICATION REFERENCE

0360480

97 OCT 20 AM 9:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 Wayne Edward Ramage, with whom I am personally acquainted and who, being duly sworn, acknowledged that they executed the foregoing Specific Durable Power of Attorney for the purposes therein contained.

Witness my hand and official seal at Nashville Tn on this the 15th day of October, 1997.

NOTARY PUBLIC

SHERRY L. BURKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

My Commission Expires: My Commission Expires MAR. 27, 1999

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 Phyleen Stewart-Ramage, with whom I am personally acquainted and who, being duly sworn, acknowledged that they executed the foregoing Specific Durable Power of Attorney for the purposes therein contained.

Witness my hand and official seal at Nashville Tn on this the 15th day of October, 1997.

NOTARY PUBLIC

SHERRY L. BURKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

My Commission Expires: My Commission Expires MAR. 27, 1999

1991 10/20-0101 RECHECK

310-55

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

RECEIVED OF _____

FOR _____ BOOK 10650 PG 575

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

10/20/97 01 09:19 0001 1461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0360480
IDENTIF. # REFERENCE

97 OCT 20 AM 9:20

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

No. 1210746