8x436 PBW

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

10749-634

WARRANTY DEED

Name and Address of New Owner: **Ronald A. Ramage and Ann E. Ramage** **1401 Birdsall Street** **Old Hickory, Tennessee 37138**
Send Tax Bills To: **Mortgage Portfolio Services, Inc.** **5520 LBJ Freeway Suite 200** **Dallas, Texas 75240**
Street Address of Subject Property: — **Map-Parcel No:** **1401 Birdsall Street** — **Map 53-3** **Old Hickory, Tennessee 37138** — **Parcel 257.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALTHA W. MILLER, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RONALD A. RAMAGE AND WIFE, ANN E. RAMAGE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1998 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 5th day of January, 1998.

Altha W. Miller
ALTHA W. MILLER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of January, 1998, before me personally appeared Altha W. Miller, to me known to be the person(s) described in, 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.

Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $112,000.00.

Ronald A. Ramage
Affiant

Subscribed and sworn to before me, this the 5th day of January, 1998.

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

EXHIBIT "A"

BOOK 10743 PG 636

Land in Davidson County, Tennessee, being Lot No. 172 of Section "B" on the plan of E.I. du Pont de Nemours and Company's Subdivision as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Birdsall Street, at the corner of Lots Nos. 172 and 173; thence with the line between said lots, eastwardly 88.4 feet to the corner of Lots Nos. 167, 168 172 and 173; thence with the line between Lots Nos. 167 and 172, northwardly 61.1 feet to the southerly margin of 14th Street; thence with the southerly margin of said Street, westwardly 78.2 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Birdsall Street; thence with the easterly margin of said Street, southwardly 53.2 feet to the beginning.

Being the same property conveyed to Fred V. Miller and wife, Altha W. Miller by deed from Robert V. Mann and wife, Mary Dean Mann, of record in Book 2107, page 71, Register's Office for Davidson County, Tennessee, the said Fred V. Miller since being deceased.

0387722

IDENTIFICATION REFERENCE

98 JAN -7 AM 11:58

REGISTER
DAVIDSON COUNTY, TN.

9398 01/07 0101 03CHECK 427.40

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

RECEIVED OF _____

FOR _____

BOOK 10749 PG 637

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 112000.00
CON TX 414.40
PRFEE 1.00
WDEED 12.00
TOTAL 427.40
CHECK 427.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9398

0387722
IDENTIF. # REFERENCE

98 JAN -7 AM 11:58

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

No. 1240071