THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10764 PG 853

The actual consideration or value, whichever is greater, for this transfer is $ 171,000.00

Affiant

Subscribed and sworn to before me, this 16th day of January, 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SAMUEL J. RAMAGE 2517 Fairfax Avenue Nashville, Tennessee 37212	Samuel J. Ramage 111-23rd Avenue, South Nashville, Tennessee 37212	MAP 104-11 PARCEL 142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100- ---------- ($ 171,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, MARY F. LAME, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SAMUEL J. RAMAGE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

4394 01/22 0101 03CHECK 645.70

0392290 IDENTIF. & REFERENCE

98 JAN 22 AM 9:09 FELIX A. ROBERTSON REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 2517 Fairfax Avenue, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Co.'s S/D of Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of January, 19 98.

Mary F. Lame
MARY F. LAME

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARY F. LAME, MARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 1998.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

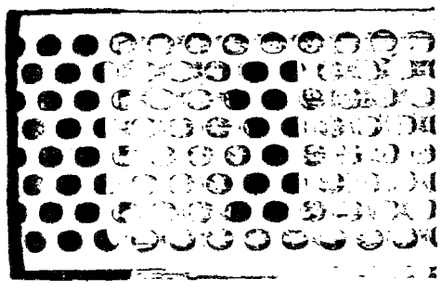
LEGAL DESCRIPTION

2517 Fairfax Avenue
Nashville, Tennessee

BEING Lot No. 16 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 60.0 feet on the southerly side of Fairfax, formerly Jones, Avenue and runs back between parallel lines 185.0 feet to an alley.

BEING the same property conveyed to Beulah Robinson and Elma E. Chaney by deed from E.W. Mercer and wife, Kathryn Estes Mercer, of record in Book 2963, page 315, Register's Office for Davidson County, Tennessee; the said Elma E. Chaney having since died intestate on August 3, 1975, leaving her daughter, Mary F. Lane (now Lame) as her sole heir at law; the said Beulah Robinson having since died intestate on September 27, 1983, leaving her granddaughter, Mary F. Lane Lame, as her sole heir at law.



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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 856

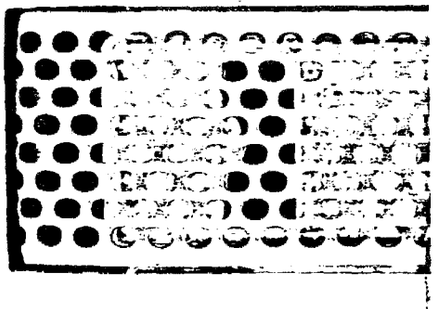
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 171000.00
CON TX 632.70
PRFEE 1.00
WDEED 12.00
TOTAL 645.70
CHECK 645.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/22/98 01 09:14 0001 4394



0392290
IDENTIF. & REFERENCE

98 JAN 22 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1245012