STATE OF TENNESSEE
COUNTY OF DAVIDSON

10767 240

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $ 65,000.00

Daisye Ramsay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 98

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-22-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daisye Ramsay (NAME)	same as new owner (NAME)	MAP 54-9
P.O. Box 262 (ADDRESS)	(ADDRESS)	PARCEL 48
Madison TN 37116 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	LW-5202

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doris Ann Oakley Rynd and Joseph Patrick Rynd, Executor of The Vera White Oakley (Deceased) Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daisye Ramsay and Rebecca Ramsay and Sara Hunter

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 10 on the Plan of Dabbs and Elliott Property known as Dupontonia as of record in Plat Book 843, Page 56, Register Office of Davidson County, Tennessee and more particularly described according to survey by R. L. Montoya, Land Surveying Inc., dated January 22, 1998.

BEGINNING at an iron rod located in the South margin of Lakeshore Drive as presently located, the Northwest corner of Lot No. 6, the Northeast corner of Lot No. 7 on said Plan; thence along the South margin South 88° 37' 00" East 241.00 feet to an iron rod; thence, along a new line between parcels 46 and 48, Metro Tax Map 54-9, Tax Assessor's Office for Davidson County, Tennessee, South 1° 24' 39" West, 341.40 feet to an iron rod in the North line of Lot No. 11 on said Plan; thence, along said North line of Lot No. 11, South 78° 38' 39" West, 281.00 feet to an iron rod in the East line of Lot No. 9 on said Plan; thence, along the line common to Lots No. 9 and No. 10, North 6° 13' 00" East, 405.00 feet to the point of beginning, containing 2.19 Acres more or less.

Being the same property conveyed to Edgar F. Oakley by deed from Life & Casualty Insurance Company of Tennessee, of record in Book 4417, Page 28, Register's Office for said County.
Edgar F. Oakley died intestate, leaving his Heirs at Law, Vera White Oakley and Doris Ann Oakley Rynd, Vera White Oakley having since died. Pursuant to the Last Will and Testament of Vera White Oakley, of record in Probate Court of Davidson County, Tennessee, Joseph Patrick Rynd named Executor and empowered to convey subject property.

unimproved (X)
This is improved ( ) property, known as 3210 Lakeshore Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hand s this 22nd day of January, 19 98

Doris Ann Oakley Rynd

Doris Ann Oakley Rynd

Joseph Patrick Rynd

Joseph Patrick Rynd, Executor

DCTN01W 12/88
First Data Systems, Inc.
1-800-626-5427

BOOK 10767 PG 241

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 Doris Ann Oakley Rynd and Joseph Patrick Rynd, Executor

the 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 Goodlettsville, Tennessee, this 22nd day of January 19 98.

Commission expires 1-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

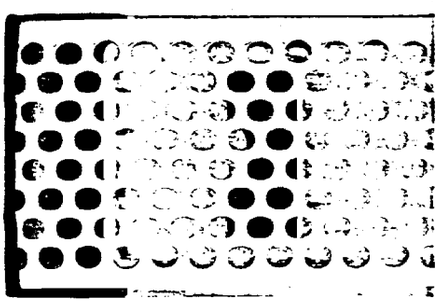
5189 01/23 0101 03CHECK 249.50

Page 2 of 2

0139030
IDENTIFICATION REFERENCE

98 JAN 23 PM 2:47

DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10767 PG 242

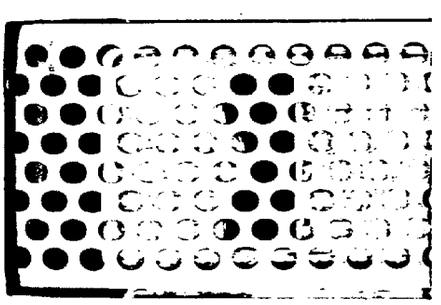
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

01/23/98 01 14:48 0001 5189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393030
IDENTIFICATION REFERENCE

98 JAN 23 PM 2:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1245796