THIS INSTRUMENT PREPARED BY:

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

THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE THE SIGNATURE OF THE SPOUSE OF THE GRANTOR

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RE-RECORD BOOK 10809 PG 808

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100---------- (S 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

Larry J. Lame, spouse of Mary F. Lame, joins in this conveyance to convey and interest he may have in subject property, particularly any marital interest.

4394 01/22 0101 03CHECK 65.70

RE-RECORD 98 FEB 25 PM 2:42

0392290 IDENTIF. & REFERENCE

98 JAN 22 AM 9:09 FELIX A. ... 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.

98022525 0101 03CHECK 12.00

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

Larry J. Lame
LARRY J. 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

RE-RECORD BOOK 10809 PG 809

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personaly appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY J. LAME, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 1998.

Mitchell A Watts
Notary Public

My commission expires: 9/29/2001

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

BOOK 10764 PG 855

EXHIBIT "A"

LEGAL DESCRIPTION

2517 Fairfax Avenue
Nashville, Tennessee

RE-RECORD
BOOK 10809 PG 810

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.