Bk 2

WARRANTY DEED

BOOK 10969 PG 300

KATHLEEN H. SUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 216,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES 9-23-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Luther T. Cale, III (NAME)	North American Mortgage Co. (NAME)	MAP 105 GROUP 15
2510 Ashwood Avuenue (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCEL 39
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	FB 24W 09000

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, G. Lee Ramsey, Jr. and wife, Mary Leslie Dawson-Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther T. Cale, III

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly one-half of Lot No. 70 on the Plan of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said easterly one-half of said Lot No. 70 fronts 50 feet along the northerly margin of Ashwood Avenue (formally West Ashwood Avenue), and extends back between parallel lines (between the westerly one-half of said Lot No. 70 and Lot No. 69) a distance of 160.5 feet to the rear line, or south line, of Lot No. 91.

Being the same property conveyed to G. Lee Ramsey, Jr. and wife, Mary Leslie Dawson-Ramsey by deed from Jerry W. Owens, unmarried of record in Book 9397, page 907, Register's Office, Davidson County, Tennessee.

Subject to Reciprocal Driveway Agreement of record in Book 10803, page 541, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2510 Ashwood Avuenue, Nashville, Tennessee 37212
(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 29th day of May 19 98

G. Lee Ramsey, Jr.

Mary Leslie Dawson-Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10969 PG 301

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Lee Ramsey, Jr. and wife, Mary Leslie Dawson Ramsey

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 Brentwood Tennessee, this 29th day of May 19 98.

Commission expires 9/23/2000

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

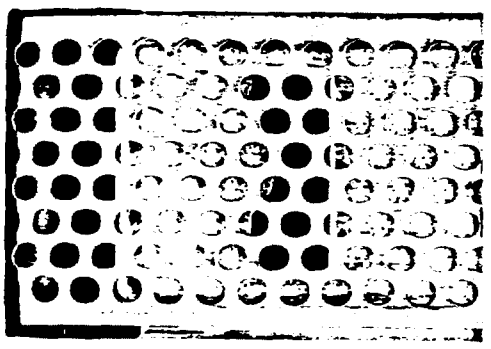
044816.1

IDENTIF. & REFERENCE

98 JUN -9 PM 2:14

DAVIDSON COUNTY, TN.

8219 06/09 0101 03CHECK 810.05



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

RECEIVED OF _____

FOR _____

BOOK 10969 PG 302

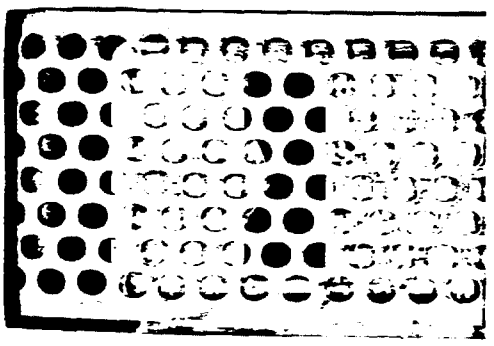
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	216500.00
CON TX	801.05
PRFEE	1.00
WDEED	8.00
TOTAL	810.05
CHECK	810.05

06/09/98 01 14:13 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448161
IDENTIF. & REFERENCE
98 JUN -9 PM 2:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1304108