1ST 56

98-678

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 10977 PG 344

THIS INDENTURE, made and entered into as of the **8th** day of **June, 1998** by and between

P. DIANNE CROWE, UNMARRIED ,

hereinafter referred to as Grantor, and

CHARLES R. RAMSEY and LINDA G. RAMSEY, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 202 ON THE MAP OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 94 AND 95, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO P. DIANNE CROWE BY DEED FROM TERRY W. FARRIS AND NINA F. FARRIS OF RECORD IN BOOK 6702 PAGE 134 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

1059 06/15 0101 03CHECK 252.83

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

P. Dianne Crowe

P. DIANNE CROWE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUN 15 PM 2:06
IDENTIF. & REFERENCE
045082 1.

INDIVIDUAL

BOOK 10977 PG 345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **P. DIANNE CROWE, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **June, 1998.**

Susan D. Mitchell
Notary Public

Commission Expiration: 9-22-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$65,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Crabb
Affiant

Subscribed and sworn to before me this **8th** day of **June, 1998.**

Notary Public

Commission Expiration:_____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACY A. HOBBY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

My Commission Expires 9/16/2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	CHARLES R. RAMSEY LINDA G. RAMSEY 1300 KERMIT DRIVE NASHVILLE, TN 37217	1300 KERMIT DRIVE NASHVILLE, TN 37217 MAP PARCEL NUMBER 120-2-4

WD-MULTI.DOC
File No. 98-678

NASHVILLE ESCROW CO.
Title Co. T.G. No.

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

RECEIVED OF _____

FOR _____

BOOK 10977 PG 346

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65900.00
				CON TX 243.83
				PRFEE 1.00
				MDEED 8.00
				TOTAL 252.83
				CHECK 252.83
06/15/98	01	14:05	0001	1059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450821
IDENTIF. # REFERENCE

98 JUN 15 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306923