WARRANTY DEED

BOOK 11181 PAGE 610

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF October 19 98

ROBERT L. PUGH NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(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
Herbert Allen, II	Sunshine Mortgage Corporation	104-16-220
(NAME)	(NAME)	
1802 Beechwood Avenue	P. O. Box 9274	24W 11610
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Marietta, Georgia 30065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Willis Alan Ramsey and wife, Alison Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert Allen, II and wife, Susan Allen

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:

CERTAIN real estate in Davidson County, Tennessee, described as follows, to-wit:

BEING the east 50 feet of Lot No. 210 and the west 50 feet of Lot No. 209 in the Belmont Land Company's Subdivision of Belmont Heights.

SAID part of Lot No. 210 fronts 50 feet on the north side of Beechwood Avenue and runs back northward between parallel lines 193 feet to an alley in the rear.

SAID part of Lot No. 209 fronts 50 feet on the north side of Beechwood Avenue and runs back northward between parallel lines 192 feet, more or less, to an alley in the rear.

Being the same property conveyed to Willis Alan Ramsey and wife, Alison Ramsey by deed from Edward Bennett, unmarried, of record in Book 9486, page 689, Register's Office, Davidson County, Tennessee

This conveyance is subject to 1998 real property taxes which have been prorated and assumed by the Grantee(s).

This is unimproved ( ) improved (X) property, known as 1802 Beechwood Avenue, 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 30th day of October 19 98

Willis Alan Ramsey

Alison Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis Alan Ramsey and wife, Alison 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 Nashville, Tennessee, this 30th day of October 19 98.

Commission expires 9-23-00

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

0506767

IDENTIF. # REFERENCE

98 NOV -2 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

FINAL ENV.

0840 11/02 0101 03CHECK 1195.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11181 PAGE 612

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	
				320000.00
			MOR TX	1184.00
			ERR	CO
			MOR TX	1184.00-
			CON TX	1184.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1195.00
			CHECK	1195.00
		11/02/98	01	14:07 0001 0840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

0506767
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365995