BOOK 11227 PAGE 968 Realty 48A

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires 1-29-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Ramirez	New Owner	105-09-268
3114 Tyree (NAME) Springs Rd	(NAME)	
~~1017, 1030 Wade Avenue~~		105-05-403
Hendersonville (ADDRESS) TN 37075	(ADDRESS)	
~~Nashville, TN 37203~~		
(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, Paul R. Shields and wife, Nelda R. Shields

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric A. Ramirez

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, TN, being Lot No. 16 and Lot No. 22, Block 8, on the Plan of A.V. Jones Subdivision, of record in Book 57, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Shields and wife, Nelda R. Shields by deeds from Charles S. Hirshberg and wife, Dorothy W. Hirshberg of record in Book 6002, Page 199, and Book 6002, Page 125, Register's Office for Davidson County, TN.

Subject to easement of record in Book 4422, Page 719, and all matters shown on the plan of record, said Register's Office.

These descriptions are the same used in the previous deeds of record.

3613 12/01 0101 03CHECK 880.50

98 DEC -1 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
0518746

unimproved ( )
This is improved (X) property, known as 1017, 1030 Wade Avenue, Nashville, TN 37203
(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 1st day of December 19 98

Paul R. Shields

Nelda R. Shields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. Shields and wife, Nelda R. Shields

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 1st day of December 19 98.

Commission expires January 29, 2000

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN My Commission Expires: 1-29-2000

Notary Public

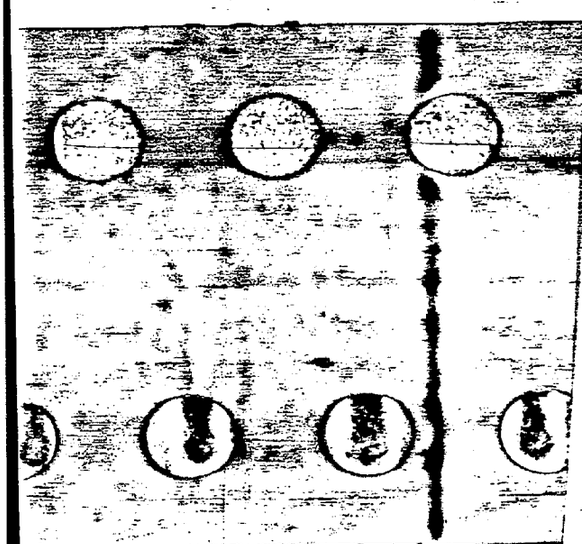
STATE OF TENNESSEE
COUNTY OF

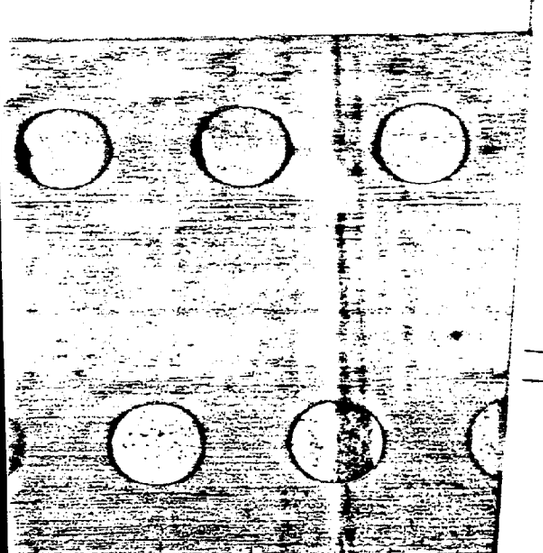
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 11227 PAGE 970

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	235000.00
			CON TX	869.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	880.50
12/01/98	01		CHECK	880.50
			15:29 0001	3613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518746
IDENTIFICATION REFERENCE

98 DEC -1 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

No. 1378644