STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires MAR 25 2002

BOOK 11256 PAGE 37

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Ray Ramsey (NAME)	Volunteer Trust Company (NAME)	149-2-B-79.00CO
824 Bishopgate Road (ADDRESS)	1501 Hatcher Lane (ADDRESS)	02DX-07799
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (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, Roger D. Myers and wife, Almanda G. Myers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Ray Ramsey and wife, Kimberly Ann Ramsey

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. 213 on the Planned Unit Development of Phase II, Piccadilly Square, of record in Plat Book 6250, page 92, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Roger D. Myers, a married person, by deed from Billy W. Hosea and wife, Madeleine C. Hosea, of record in Book 10865, Page 809, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 92; Declaration of Covenants, Conditions, and Restrictions of record in Book 6236, page 684, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190; By-Laws of Piccadilly Square in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431; Charter of record in Book 7288, page 963; Articles of Incorporation in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and Book 7288, page 964; Information Brochure in Book 6236, page 726, amendment in Book 6295, page 596, Book 6295, page 602, Book 6300, page 439; Restrictive Covenants of record in Book 6236, page 730; Declaration of Restrictive Covenants in Book 6355, page 322; Additional Open Space in Book 6496, page 99; Document of Clarification in Book 6830, page 739; Conveyance to Metropolitan Government in Book 6530, page 819 and 823, Book 6846, page 606 and

CONTINUED

unimproved ( )
This is improved (X) property, known as 824 Bishopgate Road, Antioch, TN 37013
(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 my hand this 25th day of September 19 98

Roger D. Myers

Almanda G. Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11256 PAGE 38

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Myers

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 official seal at Brentwood Tennessee, this 5th day of September, 19 98.

Commission expires _____

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

WARRANTY DEED

FROM

Roger D. Myers

TO

Terry Ray Ramsey and wife,
Kimberly Ann Ramsey

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

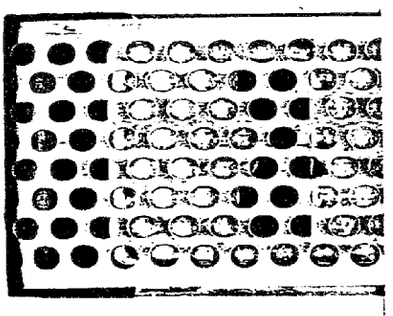
653; Book 7389, page 189, Book 7389, page 213; Agreement for dedication of easement for sanitary sewers in Book 6186, page 238, Book 6251, page 616 and Book 6298, page 491; One-Half Acre for graveyard in Book 843, page 73; Storm Water Detention Agreement in Book 6782, page 518; Easements in Book 6251, page 238, Book 6546, page 653, Book 7158, page 84; and easement for flow of creek; Deed of Conveyance for sewer line in Book 7748, page 432, Book 7748, page 748; all of record in the Register's Office for Davidson County, Tennessee.

Almanda G. Myers joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Roger D. Myers .

1613 12/16 0101 03CHECK 421.63

0526254
IDENTIF. & REFERENCE

98 DEC 16 PM 3:31
[illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

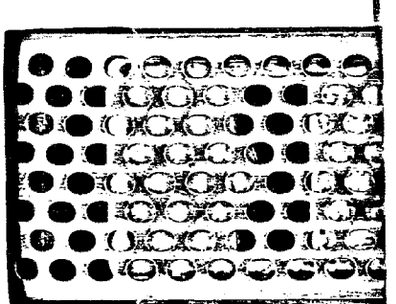
FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11256** PAGE **40**

	CAMT
	109900.00
CON TX	406.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	421.63
CHECK	421.63

12/16/98 01 15:31 0001 1613



05262541 IDENTIF. ↑ REFERENCE

98 DEC 16 PM 3:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401067