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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40471
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maxwell A. Ramsey Ginger W. Ramsey 4320 Lealand Lane Nashville, TN 37204	CRESTAR MORTGAGE CORPORATION PO BOX 57028 IRVINE CA 92619-7028

TAX MAP-PARCEL NUMBERS: 132-05-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 206,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cathy Dickerson Fridge, married and William R. Dickerson, married, as joint tennants with right of survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maxwell A. Ramsey and spouse, Ginger W. Ramsey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the Lot No. 47 on the plan of Glendale Park, Section No. 2 of record in Book 1130, page 61, Register's Office for said County.

SAID Lot No. 47 which is a corner lot, fronts 110.4 feet on the broken easterly margin of Lealand Lane and fronts 94.6 feet on the southerly margin of Coral Road, said frontages being joined by a curve having a length of 47.8 feet, and extends back 150.0 feet on the easterly line and 164.00 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Cathy Dickerson and William R. Dickerson, as joint tenants with the right of survivorship by deed from Stephen T. Adams and spouse, Mary H. Adams, of record in Book 8698, page 862, Register's Office for Davidson County, Tennessee. The said Cathy Dickerson is now known as Cathy Dickerson Fridge.

Richard A. Fridge joins in this conveyance strictly to convey any and all marital interest he may have in the above described property. Mary A. Dickerson joins in this conveyancs strictly to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 61, which shows a 55-foot minimum setback line from Lealand Lane and a 50 foot minimum building setback line from Coral Road and an easement for overhang purposes across the northwesterly corner of said lot, said Register's Office.

This is improved property, known as: 4320 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of November, 1998.

Cathy Dickerson Fridge
Cathy Dickerson Fridge

William R. Dickerson
William R. Dickerson

Richard A. Fridge
Richard A. Fridge

Mary A. Dickerson
Mary A. Dickerson

State of Tennessee
County of Davidson

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **Cathy Dickerson Fridge** and **Richard A. Fridge**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

7029 12/31 0102 02?-??? 770.50

State of Tennessee
County of Davidson

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **William R. Dickerson and Mary A. Dickerson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 206900.00

Susan R. Fridge
Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me on the 20th day of November, 1998.

Cindy Fredrickson
Notary Public

My Commission Expires: 2-20-2000 / 9-28-2002

MY COMMISSION EXPIRES SEPT. 28, 2002

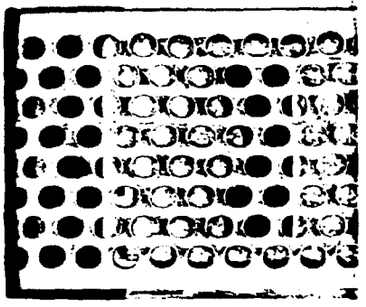
98 DEC 31 AM 10:58

BILL GARRETT REGISTER DAVIDSON COUNTY, TENN.

053345

IDENTIF. & REFERENCE

Wildoc. Deed Wty—12/92



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

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

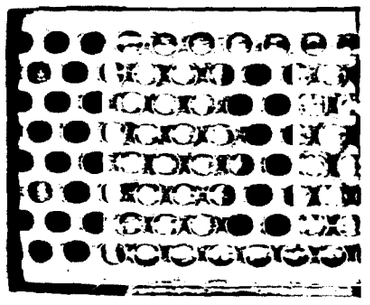
DEPT
DEED TAX 745.50
RECORDING FEE 1.00
MISC FEE 5.00
CFEE 2.00
TOTAL 753.50
CHECK 753.50

12/31/98 01 10:57 0001 7035

0531345
IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404346