BOX #14A
G#12596-2

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,033.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMALCO ENTERPRISES	"NEW OWNER"	MAP 072-14-0
(NAME)	(NAME)	
233 Burlington Place		PARCEL 101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		FB #27W-13845
(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~~, I, JEFF SMITH, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMALCO ENTERPRISES, A TENNESSEE PARTNERSHIP COMPOSED OF MICHAEL LEWIS AND RICHARD A. LEWIS, II

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, Tennessee, being the East one-half of Lot No. 10 on the Plan of A. H. Robinson's Subdivision of Lot Nos 28, 29, and part of 30 of the Brownsville Addition, as of record in Book 57, Page 1, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the center line of Straightway Avenue, formerly Main, at the Southwest corner of Lot No. 11; thence, with the line between Lot Nos. 10 and 11, northerly 271.8 feet to the center line of Straightway Circle; thence, with the center line of the same, westerly 47.5 feet to a point; thence, southerly 272.55 feet to the center of Straightway Avenue, formerly Main, with the center of same easterly 47.5 feet to the point of BEGINNING.

BEING the same property conveyed to Jeff Smith, by Trustee's Deed from David J. Waynick, as Trustee, of record in Book 11082, Page 694, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1401 Straightway Avenue, Nashville, TN 37206
(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 28th day of January 19 99

JEFF SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFF SMITH, A MARRIED PERSON

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 NASHVILLE, Tennessee, this 28th day of January, 19 99.

Commission expires May 27, 2001

_____
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

LEGAL DESCRIPTION CONTINUATION

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

05427511
IDENTIF. & REFERENCE
99 JAN 29 PM 4:37
REGISTER
DAVIDSON COUNTY, TN.
$169 01/29 0101 03CHECK 203.52

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11318 PAGE 96

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

0542751
IDENTIF. & REFERENCE

99 JAN 29 PM 4:37
ALL STATE TITLE - REGISTER
DAVIDSON COUNTY, TN.

CAMT	52033.66
CON TX	192.52
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	203.52
CHECK	203.52

01/29/99 01 16:36 0001 9169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418543