WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 2-20 2001 (AFFIX SEAL) Tennessee

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay A. Ramsey, Jr.	**CRESTAR MORTGAGE CORPORATION**	MAP 147-2
(NAME)	(NAME)	
4724 Abbay Drive	**PO BOX 57028**	PARCEL 11
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**IRVINE CA 92619**	6DU25180
(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, Walter Lewis Redd and wife, Betty C. Redd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay A. Ramsey, Jr.

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:

Being Lot No. 358 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County, described as follows:

Beginning at a concrete monument in the east margin of Abbay Drive at the end of a turn into Lynn Drive; thence with the margin of Abbay Drive, northerly 74.9 feet to a concrete monument; thence easterly 149.9 feet to a concrete monument; thence southerly 58.85 feet to concrete monument in the north margin of Lynn Drive; thence with margin of said Drive, westerly 135.6 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 42.68 feet to the point of beginning.

Being the same property conveyed to Walter Lewis Redd and wife, Betty C. Redd by deed from Ewing Edward Barr and wife, Martha C. Barr of record in Book 4639, page 583, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, page 131, said Register's Office.
Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.
The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4724 Abbay Drive, Nashville, TN 37211
(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 14th day of May 19 99

Walter Lewis Redd by Betty C. Redd Atty in fact
Walter Lewis Redd by Betty C. Redd by Power of Attorney recorded simultaneous herewith

Betty C Redd
Betty C. Redd

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 Betty C. Redd

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, Tennessee, this 14th day of May 19 99.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 14, 1999 before me personally appeared Betty C. Redd to me known to be the person who executed the foregoing instrument in behalf of Walter Lewis Redd and acknowledged that she executed same as the free act and deed of said Walter Lewis Redd for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May 1999.

My Commission Expires

SUSAN M. FINCH NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public, Marry County, Tennessee
My Commission Expires Feb 20, 2001

Susan Finch
Notary Public

0588899
IDENTIFICATION REFERENCE
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.
99 MAY 19 PM 3:59

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11485 PG. 783

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

0588899

IDENTIF. & REFERENCE

99 MAY 19 PM 3:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462706