31-B

THIS INSTRUMENT PREPARED BY:
Booker & Baugh, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

BOOK 11584 PG. 423

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Beverly Ramey	**SAME**	**59-8-174**
524 Mill Station Drive		
Nashville, Tennessee 37207		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $124,900.00.

Beverly Ramey
Affiant

Subscribed to and sworn before me this 21th day of July, 1999.

Notary Public

My Commission Expires: July 27, 2002

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WALTER T. SMART, JR. and wife RENITA J. SMART, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto BEVERLY RAMEY, a single person, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 61 on the plan of Phase 1, Claymille Station, of record in Plat Book 6900, pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WALTER T. SMART, JR. AND WIFE, RENITA J. SMART by deed from FRANCES L. LEWIS, UNMARRIED of record in Book 8364, page 75, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our successors, representatives and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

BOOK 11584 PG. 424

Witness my hand this 21th day of July, 1999.

BY: _____
WALTER T. SMART, JR.

BY: _____
RENITA J. SMART

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER T. SMART, JR. AND WIFE, RENITA J. SMART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 21th day of July, 1999.

_____
Notary Public

My Commission Expires: July 27, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11584 PG. 425

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

06148811

IDENTIFICATION REFERENCE

99 JUL 22 PM 4:02

DATE

	124900.00
DEN TX	462.13
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	473.13
CHECK	473.13

07/22/99 01 16:06 0001 5912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494210