FILE NO. SP38051
FILE BOX "7"

FORM NO WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY 19 99

Notary Public

MY COMMISSION EXPIRES 9/28/2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOANLD R. RAMAGE et ux	S A M E	118-9-122
(NAME)	(NAME)	
3322 Lealand Lane		16DA 6202
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 RALPH E. DURRET and DONALD R. DURRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD R. RAMAGE and wife, ROSALYN R. RAMAGE

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 lying and being the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of the Resubdivision of Lots Nos. 12 and 13 in Noelton, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 1936, as follows:

BEGINNING on the easterly margin of Lealand Lane, formerly 10th Avenue South, at a point 713 feet south of the soutehrly margin of Third Street or Battlefield Drive; thence southerly 87 feet along the said easterly margin of Lealand Lane to a point; being a corner of Lots Nos. 8 and 9; thence with the line between said two lots eastwardly 185 feet to a point; thence nortehrly 87 feet along a line parallel with said easterly margin of Lealand Lane to a point; thence westerly 185 feet to a line, parallel with the line between said Lots Nos. 8 and 9, to the point of beginning.

BEING the same property conveyed to Ralph E. Durrett and Donald R. Durrett by Quitclaim Deed Reserving Life Estate in Mae Scruggs Samuels Seay, of record in Book 10464, page 530, Register's Office for Davidson County, Tennessee, the life tenant having died, by deed from Mae Scruggs Samuels Seay of record in Book 10464, page 530 and by deed from Myron B. Olmstead and wife, Nell M. Olmstead, of record in Book 4832, page 452, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as **3322 Lealand Lane, Nashville, Tennessee 37204** (unimproved)
(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 hands this 29th day of July, 19 99

Ralph E. Durrett Jr.
RALPH E. DURRETT

Donald R. Durrett Sr.
DONALD R. DURRETT
Attorney in fact

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

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STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

3272 08/03 0101 03CHECK 640.00

99 AUG -3 PM 1:58

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

06197911

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of July, 1999, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of RALPH E. DURRET and DONALD R. DURRETT, as their Attorney In Fact, and acknowledged that he executed the same as the free act and deed of the said RALPH E. DURRETT and DONALD R. DURRETT as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1999.

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____ NOTARY PUBLIC

My Commission Expires: 9-23-2000

My Commission Expires SEPT. 23, 2000

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

06019791

IDENTIF. # REFERENCE

99 AUG -3 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 640.00
CHECK 640.00

08/03/99 01 14:04 0001 1272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499490