WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $2,900.00

Kimberly B Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1999

Delaina D Davis
Notary Public

MY COMMISSION EXPIRES: 5-11-02
(AFFIX SEAL)

DELAINA DAVIS ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Ramsey, Jr. (NAME)	Union Planters Mortgage (NAME)	MAP 60-16
2735 Jones Avenue (ADDRESS)	(ADDRESS)	PARCEL 152.00
Nashville, TN 37207 (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, Ralph Stevens and wife, Irene Stevens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. 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:

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 6 on the Plan of Joywood Heights, not of record, and described as follows:

BEGINNING at a point on the easterly margin of Jones Avenue, at the common corner of Lots 5 and 6; thence with the line between said lots, easterly 591 feet to a point; thence northerly 75 feet to the southeast corner of a part of said lot conveyed to Lewis Greene, by deed of record in Book 2093, page 101, Register's Office for said County; thence along his south line westerly 587.5 feet, more or less, to the easterly margin of Jones Avenue; thence with the margin of the same southerly 75 feet to the beginning.

For source of title reference is made to Book 10864, Page 750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2735 Jones Avenue, Nashville, Tennessee 37207
(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 day of

Ralph Stevens

Irene Stevens

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens and wife, Irene Stevens

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 1999.

Commission expires 5-11-02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____.

My commission expires _____

_____
Notary Public

DELANNA D. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

0622943
IDENTIF. & REFERENCE

MAIL ENV.
99 AUG 11 AM 9:49
ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4627 08/11 0101 03CHECK 317.73

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11614 PAGE 999

0622943

IDENTIF. ↑ REFERENCE

99 AUG 11 AM 9:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.73
CHECK	317.73

08/11/99 01 09:48 0001 4627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502800