THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP 38859

Instr:200005010043271 Page: 1 OF 2
REC'D FOR REC 05/01/2000 4:20:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1017.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2000

Notary Public

My Commission Expires:

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires MAY 26, 2002

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SAMUEL J. RAMAGE 3340 Acklen Avenue Nashville, Tennessee 37212	SUNTRUST BANK P.O. Box 305110 Nashville, Tennessee 37230	MAP 104-6 PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100---------- ($ 275,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, TED JONES, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SAMUEL J. RAMAGE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 99 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Hal R. Swann, Jr., Surveyor, dated April 26, 1952, and a survy made by John B. Kohl, III, dated April 2, 1990, as follows:

BEGINNING on the northerly margin of Acklen Avenue (formerly Love Circle) at the corner of Lots Nos. 98 and 99; thence with the line between said lots, North 44 deg. 25 min. East 180.0 feet to the westerly margin of an alley; thence with the margin of same, northwardly 18.0 feet to a point; thence South 64 deg. 45 min. West 104.0 feet to a point; thence South 44 deg. 30 min. West 100.0 feet to a point in the northerly margin of Acklen Avenue (formerly Love Circle); thence with the margin of same and the curve of same, eastwardly 57.0 feet to the point of beginning.

BEING the same property conveyed to Ted Jones, unmarried, by deed from Dan Ramage and wife, Mary V. Shelton, of record in Book 9380, page 872, Register's Office for Davidson County, Tennessee.

This is improved property known as 3340 Acklen Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Coompany's West End Heights S/D of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of April, 2000.

Ted Jones

TED JONES

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 TED JONES, UNMARRIED, 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 this 26th day of April, 2000.

Mitchell A Watts

My Commission Expires: September 29, 2001 Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____.

My Commission Expires: _____ Notary Public