WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/01 10:49 2pgs
Fees:13.00 Taxes:443.63

20010730-0080345

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES April 28, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. RAMSDEN	1ST TRUST BANK FOR SAVINGS	MAP 42-16
(NAME)	(NAME)	
413 HICKORY CHASE DRIVE	P. O. BOX 17257	GROUP A
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	MEMPHIS, TN 38187-0257	PARCEL 7CO
(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, DAVID K. WACHTEL AND WIFE, SHARON KAY WACHTEL, by and through DAVID K. WACHTEL, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. RAMSDEN AND WIFE, JENNIFER Y. RAMSDEN

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 Lot No. 7 on the Final Plat of Hickory Chase of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to David K. Wachtel by deed of record in Book 4212, page 406, and re-recorded in Book 7420, page 856, Register's Office for Davidson County, Tennessee; and being a portion of the same property conveyed to David K. Wachtel, Jr. and wife, Sharon Kay Wachtel by deed of record in Book 4596, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

DAVID K. WACHTEL, JR. executes this instrument for SHARON K. WACHTEL pursuant to Power of Attorney of record in Instrument No. 20010417-0037161, Register's Office for Davidson County, Tennessee.

DAVID K. WACHTEL, JR. AND DAVID K. WACHTEL are one and the same person.

SHARON K. WACHTEL AND SHARON KAY WACHTEL are one and the same person.

unimproved ( )
This is improved (X) property, known as 413 HICKORY CHASE DRIVE, MADISON, TN 37115
(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 23rd day of July, 2001

DAVID K. WACHTEL

SHARON KAY WACHTEL

BY: DAVID K. WACHTEL, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID K. WACHTEL, 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 at _____, Tennessee, this 23 day of July, 2001.

Commission expires 4-28-04

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, DAVID K. WACHTEL, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for SHARON KAY WACHTEL and is authorized by SHARON KAY WACHTEL to execute this instrument on her behalf.

Witness my hand and official seal this the 23 day of July, 20 01.

My commission expires: 4-28-04

NOTARY PUBLIC