PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 44436
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/20/03 14:14 2pgs
Fees:13.00 Taxes:2164.50

20030620-0085751

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claire Schwartz Marvin Schwartz 4 Foxhall Close Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-A-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd H. Ramsey, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claire Schwartz and spouse, Marvin Schwartz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. on the Plan of Foxhall Close, a Planned Residential Development of record in Book 4860, page 46 amended in Book 5005, page 136, Book 5380, page 122, Book 5839, page 610, Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lloyd H. Ramsey by deed from James Francis Gallivan and wife, Joan Fisch Gallivan of record in Book 11439, page 234, Register's Office for Davidson County, Tennessee.

Marie-Luise Ramsey, spouse of Lloyd H. Ramsey joins in conveying any interest she might have in above described conveyance.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 46 as amended in Book 5005, page 136, Book 5380, page 122, Book 5839, page 610, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, Book 5792, page 782; Book 5832, page 378, Book 5875, page 873, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4 Foxhall Close, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2003.

Lloyd H. Ramsey

Marie-Luise Ramsey

State of TENNESSEE
County of DAVIDSON

On this 16th day of June, 2003 , before me the undersigned authority, personally appeared Lloyd H. Ramsey and Marie-Luise Ramsey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $585,000.00

Affiant

Sworn and subscribed before me this the 16th day of June, 2003

My Commission Expires: 7/29/2006

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006