BK 3766

For and in consideration of the sum of

Ten and No/100 ----------($10.00)---------- DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees Julian A. Ramsey and wife, Flossie A. Ramsey have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by E. O. Ellis and wife, Marguerite R. Ellis, to Charles F. Lovell, Trustee, of record in Book 2914, page 409, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, E. O. Ellis and wife, Marguerite R. Ellis

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Julian A. Ramsey and wife, Flossie A. Ramsey

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, and more fully described as follows, to-wit:

Said Lot No. 159 fronts 55.2 feet on the westerly side of Overton Street and runs back between parallel lines 87.7 feet to a dead line.

Being the same property conveyed to E. O. Ellis and wife, Marguerite R. Ellis by deed from Eugene E. Davis and wife, Lucille W. Davis, of record in Book 2883, page 589, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13 day of May, 19 64

E O Ellis

Marguerite R. Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Faye Dukes, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. O. Ellis & Marguerite R. Ellis the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13 day of May, 19 64

Faye Dukes
Notary Public

My commission expires: 4-30-68

WARRANTY DEED

From
E. O. Ellis and wife,
Marguerite R. Ellis

To
Julian A. Ramsey and wife,
Flossie A. Ramsey

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record May 13 A.D. 1964
at 1:47 o'clock P.M.
Noted in Book 3766 Page 157
Recording fee $ 1.00
Register
Deputy Register

THE DAVIDSON COUNTY TITLE CO. INC.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 157