WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. W18-14775
SEND TAX NOTICES TO: First Federal Savings & Loan Association
ADDRESS: 4th Avenue and Union Street, Nashville, Tennessee

For and in Consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid; and other good and valuable considerations, the receipt of which is hereby acknowledged; and in further consideration that the Grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $7,750.00, dated March 22, 1962, executed by Neil Edward Pyburn and wife, Flora K. Pyburn, to T. I. Holman, Trustee, secured by Deed of Trust as of record in Book 3378, page 245, Register's Office for Davidson County, Tennessee,

we, FRED S. RAMSAY AND WIFE, DAISYE S. RAMSAY,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. BROOKS AND WIFE, FRANCES H. BROOKS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 68, on the Map of Payne, Blakemore and Cumming's Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County, described according to a loan survey by T. R. Sanford, dated March 2, 1962, as follows:

Said Lot No. 68 fronts 50 feet on the westerly side of South Thirteenth Street and runs back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Fred S. Ramsay by deed from Neil Edward Pyburn and wife, Flora K. Pyburn, as of record in Book 3792, Page 908, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
518 South Thirteenth Street, Nashville, Tennessee
No. Street City Zone State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Brooks and wife, Frances H. Brooks, their heirs and assigns, forever.

And we do covenant with the said James A. Brooks and wife, Frances H. Brooks, 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. except for herein mentioned indebtedness, and 1964 taxes which have been pro-rated and assumed by Grantees.

And we, Fred S. Ramsay and wife, Daisye S. Ramsay, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Brooks and wife, Frances H. Brooks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of August, 1964.

Fred S. Ramsay
Fred S. Ramsay

Daisye S. Ramsay
Daisye S. Ramsay

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred S. Ramsay and wife, Daisye S. Ramsay,

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 Madison, Tennessee, this 24th day of August, 1964.

Commission expires February 19, 1967.

Ruby D. Ward
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
FRED S. RAMSAY ET UX

TO
JAMES A. BROOKS ET UX

4 8 0 : 8

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

AUG 27 9 13 64
109 790
RECORDING FEE 3.00
DEP. REG. 2

Keys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RAMSAY REALTY & AUCTION CO.
MADISON, TENN. 895-3351

C 7

PAID AUG 27 1964
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL

AUG 27 1964
TOTAL $ 13.87
PROBATE 50
STATE TAX $ 13.37