WARRANTY DEED

BOOK 3939 PAGE 539

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred S. Ramsay (NAME:)	Kimbrough-Kavanaugh & Associates (NAME:)	15D-6120
P. O. Box 262 (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	MAP 61-15
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 33 15D

MS

For and in Consideration of the sum of ---------- TEN and no/100 ($10.00) ---------- *DOLLARS* cash in hand paid by Fred S. Ramsay, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Fred S. Ramsay of the balance owing under the terms of a deed of trust executed by Frank A. Smith and wife, Alma M. Smith, to Miller Kimbrough, Trustee, and recorded in Book 1770, page 31, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal sum of $8,800.00, payable as specified therein,

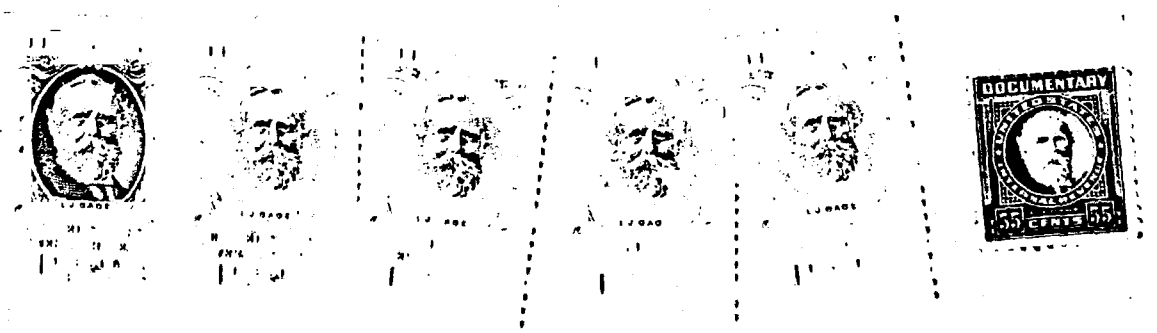
we, Frank A. Smith and wife, Alma M. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Fred S. Ramsay, his *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 the southerly 60 feet front and 57.5 feet rear of Lot No. 53 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, described according to a survey made by T. R. Sanford, September 12, 1949.

Said part of Lot No. 53 fronts 60 feet on the westerly side of Baxter Street or Avenue and runs back 225 feet on the southerly line and 225 feet, more or less, on the northerly line to the easterly line of Lot No. 56, measuring 57.5 feet thereon.

Being the same property conveyed to Frank A. Smith and wife, Alma M. Smith, by deed from Walter C. Gaines and Robert W. Gregory, of record in Book 1760, page 275, Register's Office for Davidson County, Tennessee.



This is { unimproved ( ) / improved (X) } property, known as 3927 Baxter Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred S. Ramsay, his *heirs and assigns, forever.*

And we *do covenant with the said* Fred S. Ramsay *that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except for deed of trust of record in Book 1770, page 31, Register's Office for Davidson County, Tennessee.

And we, Frank A. Smith and wife, Alma M. Smith, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred S. Ramsay, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* September, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank A. Smith

Alma M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruby T. Harris, a Notary Public in and for said County and State, the within named Frank A. Smith and wife, Alma M. Smith,

the bargainors, 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 21th day of September, 19 65.

Ruby T. Harris, Notary Public.

Commission Expires February 19, 1967.

RUBY T. HARRIS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

FRANK A. SMITH, et ux

TO

FRED S. RAMSAY

99263

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 27 1 50 PM '65

NOTED: BOOK 112 PAGE 524
RECORDING FEE # 2.00
DEP. REG. C

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

This instrument prepared by:
Frank S: King, Jr., Attorney
507 American Trust Building
[illegible]

STATE TAX $ 1.65
PROBATE 50
TOTAL $ 1.15

SEP 27 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID SEP 27 1965