BOOK 3953 PAGE 553

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Boden	~~John C. Boden~~	70J 42270
(NAME) 4325 Wallace Lane	United Mortgagee Servicing Corp. ~~4325 Wallace Lane~~	11Wp 130-08
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	3200 Pacific Avenue (STREET ADDRESS) ~~Nashville, Tennessee~~	Pm 65
(CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100---------- ($10.00) *DOLLARS*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Carmen E. Ramsey, the widow of J. A. Ramsey *have bargained and sold, and by these presents do transfer and convey unto the said* John C. Boden and Wife, Carol M. Boden : 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. 51 on the Plan of Sneed Estates as of record in Book 2133, Pages 10 and 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 51 fronts 131 feet on the westerly side of Wallace Lane and runs back between parallel lines 305.5 feet to a dead line in the rear measuring 131 feet thereon.

Being the same property conveyed to J. A. Ramsey and Wife, Carmen E. Ramsey, by Deed from James H. Brewer and Wife, Elizabeth P. Brewer, of record in Book 2958, Page 39, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1012, Page 310; Book 909, Page 72; Book 2092, Page 410 as amended in Book 2097, Page 93; and amendment in Book 2099, Page 581; and plan of record in Book 2133, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 4325 Wallace Lane (House Number) (Street) Nashville 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 John C. Boden and Wife, Carol M. Boden their *heirs and assigns, forever.*

And I, Carmen E. Ramsey, Widow of J. A. Ramsey *do covenant with the said* John C. Boden and Wife, Carol M. Boden *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Carmen E. Ramsey, the Widow of J. A. Ramsey *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John C. Boden and Wife, Carol M. Boden their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* October, *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.*

STATE TAX $ 31.50
PROBATE .50
TOTAL $ 32.00

Carmen E. Ramsey

NOV 2 1965

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

PAID NOV - 2 1965 ET

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Geo. D. Thomas, Jr., a Notary Public in and for said County and State, Carmen E. Ramsey, the Widow of J. A. Ramsey

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1965.

Geo. D. Thomas, Jr. Notary Public

Commission expires April 24, 1966

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.....

WARRANTY DEED

FROM

CARMEN E. RAMSEY

TO

JOHN C. BODEN and WIFE,

CAROL M. BODEN

This instrument prepared by:
Robert P. Ziegler, Attorney
2000 L & C Tower
Nashville, Tennessee

04645

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 2 2 49 PM '65

RECORDED BOOK 3953 PAGE 168

RECORDING FEE $ 2.00

REG. ----------

DOCUMENTARY 2 2 DOCUMENTARY 20 20 DOCUMENTARY 20 20

THOMAS REALTY COMPANY
REALTORS
Third Nat[illegible]al E[illegible]
NA[illegible] 3.