This instrument was prepared by: Frank S. King, Jr., Atty.
507 American Trust Bldg.
Nashville, Tennessee

BOOK 4090 PAGE 858

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred S. Ramsay	Kimbrough-Kavanaugh	11D-32355
(NAME:)	(NAME:)	
P. O. Box 262	416 Union St	Map 33-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 47
Madison, Tennessee		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

ONE THOUSAND and no/100 ($1,000.00) ---------- *DOLLARS* cash in hand paid by Fred S. Ramsay, we, G. Edward Francis and wife, Mabel T. Francis, have bargained and sold, and by these presents, do transfer and convey unto Fred S. Ramsay, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, subject to a note secured by a deed of trust executed by G. Edward Francis and wife, Mabel T. Francis, to Miller Kimbrough, Trustee, and recorded in Book 3111, page 145, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal sum of $12,950.00, said real estate being described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 197 fronts 103 feet on the northwesterly side of Campbell Road and extends back 333.3 feet on the southwesterly line and 353.4 feet on the northeasterly line, which is a broken line, to a dead line measuring 78 feet thereon.

Being the same real property conveyed to G. Edward Francis and wife, Mabel T. Francis, by deed from Gaines and Gregory Construction Company, Inc. of record in Book 3102, page 327, Register's Office for Davidson County, Tennessee.

STATE TAX $ 19.10
PROBATE .50
TOTAL $ 19.60

JAN 4 1967

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

PAID JAN 4 - 1967

This is unimproved ( ) This is improved (X) property, known as 825 Campbell Road, 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* 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 deed of trust of record in Book 3111, page 145, Register's Office for Davidson County, Tennessee.

And we, G. Edward Francis and wife, Mabel T. Francis, *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* 21st *day of* December, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. Edward Francis
G. Edward Francis

Mabel T. Francis
Mabel T. Francis

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~ } STATE OF LOUISIANA)
Parish of East Baton Rouge)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* ~~G. Edward Francis~~ Mabel T. Francis,

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

Witness my hand and official seal at ~~Nashville~~ Baton Rouge, Louisiana, ~~Tennessee~~, *this* 21st *day of* December, *19* 66.

NOTARY PUBLIC EAST BATON ROUGE PARISH, LA.

John R. Jones, *Notary Public.*

Commission Expires At Death

STATE OF KENTUCKY
COUNTY OF TRIGG }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* G. Edward Francis

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

Witness my hand and official seal at Cadiz, Kentucky, *this* 24 *day of* December, *19* 66.

NOTARY PUBLIC STATE AT LARGE

Kathleen L. Burke, *Notary Public.*

Commission Expires May 21-1970.

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 G. EDWARD FRANCIS, et ux

TO FRED S. RAMSAY

56106

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 4 12 15 PM '67

NOTED: BOOK 115 PAGE 557
RECORDING FEE $ 2.25
DEP. REG. ——

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
t Building
d & Union
ENNESSEE

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