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

BOOK 4111 PAGE 469

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred S. Ramsay (NAME)	Guaranty Mortgage Company (NAME)	11D 31880
P. O. Box 262 (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 33-15-28
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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 Horace Lee Smith and wife, Catherine R. Smith, to Herschel Greer, Trustee, and recorded in Book 3146, page 475, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company of Nashville, the payment of a note in the original principal sum of $15,200.00, payable as specified therein,

we, Claiborne F. Wells, Jr. and wife, Wilma Bridges Wells, *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 Lot No. 236 on the Map of Primrose Acres, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 236 fronts 90 feet on the southerly side of Sun Valley Drive and runs back 289.9 feet on the westerly line and 210.7 feet on the easterly line to a dead line in the rear, which is a broken line, measuring 93 feet therein.

Being the same property conveyed to Claiborne F. Wells, Jr. and wife, Wilma Bridges Wells, by deed from Horace Lee Smith and wife, Catherine R. Smith, of record in Book 3847, page 770, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 912 Sun Valley Drive, 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 3146, page 475, Register's Office for Davidson County, Tennessee, which has been assumed by Grantee.

And we, Claiborne F. Wells, Jr. and wife, Wilma Bridges Wells, *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* 8th *day of* March, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claiborne F. Wells, Jr.
Wilma Bridges Wells

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* Claiborne F. Wells, Jr. and wife, Wilma Bridges Wells,

*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* 8th *day of* March, *19* 67.

Ruby T. Harris, *Notary Public.*

Commission Expires February 16, 1971.

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 .....

STATE TAX $ ____.50
PROBATE $ ____
TOTAL $ ____

MAR 15 1967

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

PAID MAR 15 1967

Walk Ramsay Smith 14,630.75
P.O. Box 262
Madison, N.J.

WARRANTY DEED

FROM

CLAIBORNE F. WELLS, JR. et ux

TO

FRED S. RAMSAY

64037

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Mar 15 3 55 PM 1967

RECORDING FEE $ 2.00

DEP. REG. ____

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Compliments of
Guaranty Title Company
A Division
Kansas City Title Insu
American Trust
S. W. Cor. Third
NASHVILLE, TEN

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