Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4205 PAGE 334

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. McKinney et al (NAME:)	same (NAME:)	Map 43-11
608 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 186
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in consideration of the sum of ----------

----------Ten and No/100 ($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable consideration receipt of which is hereby acknowledge, We,

Fred S. Ramsay and wife, Daisye S. Ramsay, hereinafter called the

GRANTORS **have bargained and sold, and by these presents do transfer and convey unto the said** James R. McKinney, James T. Conrad, and O. B. Bufford, each a 1/3 undivided interest, hereinafter called the GRANTEES, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 11th Civil District of Davidson County, Tennessee, being parts of Tracts 6 and 7 of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, described as follows:

BEGINNING at a point 400 feet west of Rio Vista Drive, at a concrete monument, said point being the common corner of Lots 5, 9, and 10 of the Subdivision of part of Tracts Nos. 6, 7 and 8 of the Anderson Estates, as of record in Book 1835, page 121, Register's Office; thence with the back line of Lots 5, 4, 3, 2, and 1 of said Subdivision, 524.9 feet to a concrete monument in the line between Tracts 5 and 6 of the Anderson Estates shown on a survey of the Anderson Property made by Z. J. Wilkinson, June 24, 1941, said concrete monument being 400 feet from the north margin of Old Hickory Boulevard; thence northerly with the line between Tracts 5 and 6 of said Anderson Estates, 808.6 feet more or less to the south margin of DuPont Ave; thence with the south margin of DuPont Avenue easterly 522.9 feet more or less to a concrete monument in the northwest corner of Lot No. 17 of the subdivision of parts of Tracts 6, 7 and 8 of the Anderson Estates; thence with the back line of Lots Nos. 17, 16, 15, 14, 13, 12, 11 and 10 of the subdivision of parts of Tracts 6, 7, and 8 of said Anderson Estates, southerly 810.4 feet to the point of beginning, containing 8 acres more or less. INCLUDED in the above described property but excluded therefrom is the property conveyed to the State of Tennessee, by Grey Gill and wife, as of record in Book 4051, page 884, said Register's Office.

Being the same property conveyed to Fred S. Ramsay, by deed from Grey Gill and wife, as of record in Book 4192, page 519, said Register's Office.

This is unimproved (X) improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** s **this** 5th **day of** January, 19 68

Fred S Ramsay

Daisye S. Ramsay

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 12,000.00. Affiant James R McKinney

Subscribed and sworn to before me this 17th day of January 1968

Deputy Register Andrew Rogg

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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 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 5th day of January, 1968.

Commission expires February 16, 1971.

Ruby T. Harriet
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 _____

STATE TAX $ 31.20
PROBATE $ 31.50
TOTAL
JAN 17 1968
FELIX Z. WILSON, COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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

DAISYE S. RAMSAY

TO

JAMES R. MCKINNEY, JAMES T. CONRAD, AND O. B. BUFFORD

02926

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 17 11 45 AM '68

NOTED: BOOK 118 PAGE 135
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.