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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4208 PAGE 653	MAP-PARCEL NUMBERS
Fred S. Ramsay (NAME:)	(NAME:)	15D - 19270
P. O. Box 262 (STREET ADDRESS OR ROUTE NUMBER)	- same - (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(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 Kenneth L. Wiser and wife, Marjorie P. Wiser, to Don M. Powell, Trustee, dated December 2, 1958, and recorded in Book 2873, page 467, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $7,500.00, payable as therein specified, said note and deed of trust securing the same were assigned to Teachers Insurance and Annuity Association of America, by instrument dated May _____ 1959, filed July 7, 1959, and recorded in Book 2941, page 87, said Register's Office,

I, Ina Ruth Beard,

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. 30 on the Plan of Shadowlawn Subdivision, being a subdivision of Lot No. 5 of the Williams Tract, of record in Book 1130, page 84, Register's Office for said County, described according to a copy of a survey thereof made by William Collier Parrish, Associates - Civil Engineers, November 3, 1958, as follows:

Said Lot No. 30 fronts 60 feet on the north side of Norvel Avenue and runs back between lines, 134.5 feet on the west line according to actual field measure, and 129 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Ina Ruth Beard, by deed from Fred M. Latham, Trustee, dated December 7, 1967, of record in Book 4207, page 175, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,100.00

Affiant Fred S. Ramsay

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1968

MY COMMISSION EXPIRES 2-16-71 (AFFIX SEAL) Notary Public Libby T. Harris

This is unimproved ( ) improved (X) property, known as 1505 Norvel Avenue, Nashville, 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 I *do covenant with the said* Fred S. Ramsay *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.,* except for the abovementioned deed of trust of record in Book 2873, page467, said Register's Office, which has been assumed by Grantee.

And I, Ina Ruth Beard, *do further covenant and bind* myself/my *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 my *hand this* 31st *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ina Ruth Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4208 PAGE 655

Personally appeared before me, Ruby T. Harris, a Notary Public in and for said County and State, the within named Ina Ruth Beard,

the 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 31st. day of January, 19 68.

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 .

0 4 3 9 3

STATE TAX $ 15.86
PROBATE
TOTAL $ 16.36

Commission Expires , Notary Public.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
FEB 1 9 19 AM '68

FEB 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOTED BOOK 17 PAGE 202
RECORDING FEE $ 4.50
DEP. REG. 6

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 .