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

WARRANTY DEED

BOOK 4313 PAGE 313

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred S. Ramsay	Dobson & Johnson	11D - 25195
(NAME)	(NAME)	
P. O. Box 262	J. C. Bradford Building	Map 43-1-124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee	
(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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantee assuming and agreeing to pay balance owing under Deed of Trust executed by William L. Gunter and wife, Flora S. Gunter, to Albert Wm. Johnson, Trustee, dated July 21, 1967, recorded in Book 4154, page 991, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $9,575.00, payable as therein specified, *Dollars,*

William L. Gunter and wife, Flora S. Gunter,

have this day bargained and sold, and do hereby transfer and convey unto the said

Fred S. Ramsay,

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being parts of Lots C and D, on the corrected map of the W. P. Ready Subdivision of the Thornton Tract, as of record in Book 332, page 110, Register's Office for said County, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated July 10, 1957, and revised August 29, 1957, as follows:

BEGINNING at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, 315 feet west of the common corner of lots D and E; thence in a southerly direction 241.8 feet to an iron pin; thence in a westerly direction 60 feet to an iron pin; thence north 2° 30' east 244.5 feet to an iron pin in the southerly margin of Sarver Avenue; thence in an easterly direction, along the margin of said Avenue, 60 feet to the beginning.

Being the same property conveyed to William L. Gunter and wife, Flora S. Gunter, by deed from James R. Pritchett and wife, of record in Book 4154, page 989, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 13,750.00

Subscribed and sworn to before me, this the 26th day of February 19 69

Affiant: Fred S. Ramsay

My commission expires: February 16, 1971 (Affix Seal)

Notary Public: Ruby T. Wallace

This is unimproved { } improved {X} property, known as 300 Sarver Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Fred S. Ramsay,

his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust which has been assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Fred S. Ramsay,

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* February, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William L. Gunter

Flora S. Gunter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William L. Gunter and wife, Flora S. Gunter,

the within named 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 Nashville Madison, Tennessee, *this* 26th *day of* February, *19*69.

Ruby T. Harris
Notary Public

Commission expires February 16, 1971.

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 .....

Mail Statements & Deed to
P.O. Box 2362
Madison, Tenn

WARRANTY DEED

FROM

WILLIAM L. GUNTER et ux

TO

FRED S. RAMSAY

A 31851

IDENTIF. REFERENCE

FEB 27 9 36 AM '69

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

FEB27'69	CONV	12,750.00			
FEB27'69	S'TAX		B*	33.02	
FEB27'69	PR'FEE		B*	.50	
FEB27'69	W'DEED		B*	3.00	* 36.52

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE