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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,728.15

Claude O. Ramer II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1970.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude O. Ramer, II (NAME)	Guaranty Mortgage Company (NAME)	6D31615
5016 Manuel Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 146-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 88

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM L. BERKLEY AND WIFE, DIANE H. BERKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE O. RAMER, II AND WIFE, REBECCA W. RAMER

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 Davidson County, Tennessee, being Lot No. 26 on the Plan of Crievewood as of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 120 feet on the easterly side of Manuel Drive and extends back 209.4 feet on the southerly line and 207.6 feet on the northerly line to a dead line measuring 120 feet thereon.

BEING the same property conveyed to William L. Berkley and wife, Diane H. Berkley, by deed from William Earl Britain and wife, Nancy Scott Britain of record in Book 4195, page 19, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of record in Book 4195, page 21, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 5016 Manuel Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 3rd day of August, 1970

William L. Berkley
WILLIAM L. BERKLEY

Diane H. Berkley
DIANE H. BERKLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM L. BERKLEY AND WIFE, DIANE H. BERKLEY

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 Nashville, Tennessee, this 3rd day of August, 1970.

Commission expires 2-7-73

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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

WILLIAM L. BERKLEY ET UX

TO

CLAUDE O. RAMER, II ET UX

AUG-4 70 CONV
AUG-4 70 S'TAX
AUG-4 70 PD'FEE
AUG-4 70 W'DEED

A 8 5 7 6 1

IDENTIF. REFERENCE

AUG 4 1 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

23,728.16

A* 61.62
A* .50
A* 3.00 * 65.12

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Box 8

FEE[illegible] JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201