BOOK 4526

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4526 PAGE 287	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 107-2
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Pc. 13
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	pd

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Kenneth L. Ramsey and wife, Billie R. Ramsey

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Stanley O. Baird and wife, Loretta J. Baird

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the Plan of Patricia Heights, Annex of record in Book 2900, page 37, Register's Office for said County.

Said Lot 7 fronts 90 feet on the southwesterly side of Massman Drive and extends back 425.43 feet on the northwesterly line and 350.29 feet on the southeasterly line to a dead line which is a broken line and on which it measures 149 feet thereon.

Being the same property conveyed to Stanley O. Baird and wife, Loretta J. Baird, by deed from Randall Phillips Builders, Inc., as of record in Book 3158, page 559, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

Stanley O. Baird and Stanley G. Baird being one and the same person.

unimproved ( )
This is improved (X) property, known as 1005 Massman Drive, Nashville, Tennessee
(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.

Whenever 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 hands this 4th day of August, 1971.

/s/ Stanley O. Baird
Stanley O. Baird

/s/ Loretta J. Baird
Loretta J. Baird

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Stanley O. Baird and wife, Loretta J. Baird 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 Nashville, Tennessee, this 4th day of August, 1971.

Commission expires APR 23 1973 Notary Public _____

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
STANLEY O. BAIRD AND WIFE,
LORETTA J. BAIRD

TO
KENNETH L. RAMSEY & WIFE,
BILLIE R. RAMSEY

REGISTER STAMP BELOW

REVENUE STAMPS HERE: $ 25637

IDENTIF. REFERENCE

AUG 4 3 08 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PLEASE MAIL TO - Mr. Kenneth L. Ramsey, 1005 Massman Drive
Nashville, Tenn., 37210

BOOK 4526 PAGE 288

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 19,800.00

State of Tennessee)
County of Davidson)

Kenneth L. Ramsey
Affiant

Sworn to and subscribed before me this 4 day of August, 1971

My commission expires:
APR 23 1973

Notary Public, in and for the aforesaid State and County.

AUG-47	CONV	19,800.00	
AUG-47	STAX	A*	51.48
AUG-47	PBFEE	A*	.50
AUG-47	MDEED	A*	4.00
		*	55.98