ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Elijah Holt, ET UX	Guaranty Mortgage Company	13DA-43615
(NAME) 3023 Hummingbird Drive	(NAME) First American Center	59-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	115 Pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, FREEMAN RAMSEY, JR. AND WIFE, DORETHA P. RAMSEY

have bargained and sold, and by these presents do transfer and convey unto the said ELIJAH HOLT AND WIFE, SANDRA FAYE HOLT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 214 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Hummingbird Drive common corner of Lots Nos. 214 and 215; thence with the line between said lots southwardly 175 feet to a concrete monument at the rear corner of Lots 213, 214 and 215; thence with the line between Lots Nos. 213 and 124 westwardly 156.4 feet to a point in the easterly margin of Flicker Drive; thence with the margin of same northwardly 135 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, northeastwardly 39.27 feet to a concrete monument in the southerly margin of Hummingbird Drive; thence with the margin of same eastwardly 125.0 feet to the point of beginning.

Being the same property conveyed to Freeman Ramsey, Jr. and wife, Doretha P. Ramsey, by deed from Carl W. Dunnebacke, Sr. and wife, as of record in Book 4414, page 278, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3023 Hummingbird Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 13th day of March 1974.

Freeman Ramsey Jr.
FREEMAN RAMSEY, JR.

Doretha P. Ramsey
DORETHA P. RAMSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4796 PAGE 902

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named FREEMAN RAMSEY, JR. AND WIFE, DORETHA P. RAMSEY

the bargainor _____, 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 13th day of March, 19 74

My commission expires April 25, 1974 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elijah Holt

Sworn to and subscribed before me
this 13th day of March, 19 74.

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

C.H.Briley,Jr.,Attorney Suite 2114 Parkway Towers Nashville, Tennessee

Name Address

MAR 18 CONV 20,400.00
MAR 18 S'TAX A* 53.04
MAR 18 PR'FEE A* .50
MAR 18 W'DEED A* 4.00 * 57.54

WARRANTY DEED
G-235401-dmc
FROM Freeman Ramsey, Jr., ET UX
TO Elijah Holt, ET UX

645925

IDENTIF. REFERENCE

MAR 18 10 59 AM '74

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE TENNESSEE TITLE CO.

FORM 1002 HEBBEY REV. 4/1/70