FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,701.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 30 DAY OF January, 1975

Notary Public

MY COMMISSION EXPIRES: 12-6-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kearney Ramsay (NAME)	First Federal Savings & Loan Assn (NAME)	Map 162-2
175 Brenda Lane (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Par 247
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	5DU52455

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, JOHNNIE JAY TAYLOR and wife, NADINE S. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEARNEY RAMSAY

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. 289 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for Davidson County, Tennessee.

SAID Lot No. 289 fronts 70.0 feet on the southerly margin of Brenda Lane and runs back 164.7 feet on the easterly line and 146.6 feet on the westerly line to a dead line in the rear and measures 97.64 feet thereon.

BEING the same property conveyed to Johnnie Jay Taylor and wife, Nadine S. Taylor, by deed from Archie F. Hutton and wife, E. Joice Hutton, of record in Book 4828, Page 541, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on a first mortgage note secured by a deed of trust executed by William H. Ring and wife, Judith Carol Ring, to Herschel Greer, Trustee, securing Guaranty Mortgage Company of Nashville in the original principal sum of $25,550.00, of record in Book 4623, page 179, Register's Office for said County, assigned by Guaranty Mortgage Company to First Federal Savings and Loan Association of Nashville, of record in Boo, 4673, page 132, said Register's Office.

All sums of money held in escrow by First Federal Savings and Loan Association of Nashville or assigns, and including the prepaid hazard or homeowners insurance coverage now in force, in connection with said loan or property, is herewith transferred to buyers.

This is ( ) unimproved (X) improved property, known as 175 (House Number) Brenda Lane (Street) Nashville, Tenn. (P. O. Address) 37013 (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 hands this 30th day of January, 19 75.

Johnnie Jay Taylor
Johnnie Jay Taylor

Nadine S. Taylor
Nadine S. Taylor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Johnnie Jay Taylor and wife, Nadine S. Taylor

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 30 day of January 19 75.

Commission expires 1-29-77

James A. Garrett
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
Johnnie Jay Taylor et ux

TO
Kearney Ramsay

C 86185

IDENTIF. REFERENCE

JAN 31 2 55 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 31 75		CONV	30,701.79			
JAN 31 75	S'TAX			A*	79.82	
JAN 31 75	PR'FEE			A*	.50	
JAN 31 75		W'DEED		A*	4.00	* 84.32

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.