BOOK 4908 PAGE 886

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,016.00

Michael H. Stoddard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF April 1975.

A. Braden Floyd
Notary Public

MY COMMISSION EXPIRES: 5/23/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Stoddard (NAME)	Commerce Union Bank (NAME)	142-2
275 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	179
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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 Jefferson Ramia and wife, Gay L. Ramia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Stoddard and wife, Ruth E. Stoddard

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. 224 ont he Plan of Cross Timbers, Section IV, as of record in Book 4175, page 54, Register's Office for said COunty, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William Jefferson Ramia and wife, Gay L. Ramia by deed from Robert Hendley and Robert N. Gambill d/b/a Hendley & Gambill, of record in Book 4628, page 155, Register's Office for said County.

ASSUMPTION CLAUSE
For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 11, 19 , and filed for record _____, 19____, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4628, page 157, and note of even date thereby secured, in the originalprincipal amount of $35,950.00 payable to Commerce Union Bank which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of William Jefferson Ramia et u under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved
This is improved ( ) property, known as 275 Carriage 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 hands this 30th day of April, 19 75

William Jefferson Ramia

Gay L. Ramia

BOOK 4908 PAGE 887

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Jefferson Ramia and wife, Gay L. Ramia

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 ~~30th~~ 28 day of April 19 75.

Commission expires 5/23/77

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 JEFFERSON RAMIA AND WIFE, GAY L. RAMIA

TO

MICHAEL H. STODDARD AND WIFE, RUTH E. STODDARD

C 96508

IDENTIF. REFERENCE

MAY 1 1 58 PH '75

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

MAY-1 75	CONV	46,016.04			
MAY-1 75	S'TAX		A*	119.60	
MAY-1 75	PR'FEE		A*	.50	
MAY-1 75	W'DEED		A*	4.00	* 124.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.