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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

STANLEY R. (RAY) RAMSEY

TO

ROBERT DENSON SMITH, SR. AND WIFE,
NEVA E. SMITH

For draftsman's use

This Instrument Was Prepared By
Morris Levine
MORRIS LEVINE Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert Denson Smith, Sr. (NAME)	Same (NAME)	
364 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	161-4
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	139 Pd

(FOR REGISTER'S USE)

D16387

IDENTIF. REFERENCE

SEP 19 3 13 PM '75

FILED ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 21,076.44 Stanley R. Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September 1975

Morris Levine
Notary Public

MY COMMISSION EXPIRES: May 14, 1978

(AFFIX SEAL)

For and in Consideration of the sum of Twenty-one Thousand seventy six and 44/100 ($21,076.44) - DOLLARS

of which amount $10,600.00 has been paid in cash by Robert Denson Smith, Sr., and for the balance of the purchase price of $10,476.44, the grantee herein assumes and agrees to pay an indebtedness as of record in Book 4183, page 242, Register's Office for Davidson County, Tennessee, in favor of Noel-Palmer Mortgage Company, Inc., payable in monthly installments as set out in the Deed of Trust referred to herein,

I, STANLEY R. (RAY) RAMSEY,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT DENSON SMITH, SR. and wife, NEVA E. SMITH

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

Being part of Lot No. 4 on the Plan of Fairlane Park, of record in Book 2331, page 108, Register's Office for said County, as follows:

SAID part of said Lot No. 4 fronts 97 feet on the northerly side of Tusculum Road, as widened, and runs back 167.3 feet on the easterly line and 133 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 108.2 feet.

BEING the same property conveyed to Stanley R. Ramsey and wife, Judith L. Ramsey, by deed from William T. Davis and wife, Brenda M. Davis, of record in Book 4232, page 469, Register's Office for Davidson County, Tennessee. The said parties having since divorced, and property divested out of Judith Lois Smith Ramsey and vested in Stanley Ray Ramsey, by divorce decree of record in Book 4852, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Restrictive Covenants of record in Book 2498, page 571, as re-recorded in Book 2548, page 355, Register's Office for Davidson County, Tennessee; and Plan of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, as shown on Owners Certificate set-back line and easement; and also right granted Southern Bell Telephone Company to cut and trim trees, by instrument of record in Book 1060, page 355, Register's Office for Davidson County, Tennessee

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This is unimproved ( ) improved (X) property, known as 364 Tusculum Road, Nashville, Tennessee 37211
(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 ROBERT DENSON SMITH, SR. AND WIFE, NEVA E. SMITH their heirs and assigns, forever.

And I do covenant with the said ROBERT DENSON SMITH, SR. AND WIFE, NEVA E. SMITH that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as referred to herein.

And I, STANLEY R. (RAY) RAMSEY do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT DENSON SMITH, SR. & WIFE, NEVA E. SMITH ~~their~~ heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of September, 19 75

Stanley R. (Ray) Ramsey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MORRIS LEVINE, a Notary Public in and for said County and State, the within named STANLEY R. (RAY) RAMSEY, an unmarried man, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 13 day of September, 19 75

Morris Levine, Notary Public.

Commission expires May 14, 1978

MORRIS LEVINE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared

SEP 19 '75 CONV 21,076.44
SEP 19 '75 S TAX A* 54.86
SEP 19 '75 R FEE A* .50
SEP 19 '75 W DEED A* 4.00 * 59.36

with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires