This instrument was prepared by James C. Newman Attorney at Law
320 Gallatin Road, Madison, Tennessee.

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

WARRANTY DEED

BOOK 4985 PAGE 535

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rufus B. Dodson et ux	Emigrant Savings Bank	Map 73-3
(NAME:) 2619 Brownwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME) 5 East 42nd Street (STREET ADDRESS)	Par. 21-(3D50174)
Nashville (CITY) (P. O. ZONE) (STATE)	New York, New York 10017 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the said Grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees, of the unpaid balance of an indebtedness in the original principal amount of $15,250.00, payable to United Mortgagee Servicing Corp, and secured by a Deed of Trust executed by Billy G. Jonston and wife, Wilma W. Jonston, to Percy Wilkins, Jr., Trustee, of record in Book 3753, page 513, Register's Office for Davidson County, Tennessee.

We, T. E. Ervin and wife, Ellen D. Ervin, hereinafter called the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Rufus B. Dodson and wife, Ruth C. Dodson, herein called the Grantees, their xxxxxxxx *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Sutherland Heights, Section 2, as of record in book 2663, page 58, said Register's Office, described as follows:

Said Lot No. 60 fronts 211.7 feet on the northwesterly side of Brownwood Drive and runs back 295.1 feet on the northeasterly line and 223.5 feet on the southwesterly line to a dead line in the rear on which it measures 130 feet thereon.

Being the same property conveyed to T. E. Ervin and wife, Ellen D. Ervin, by deed from G. Thomas Smith and wife, Judith T. Smith, of record in book 4848, page 259, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2745, page 403 and 2795, page 97, said Register's Office; and setbacks, easements and other limitations as shown on the Plan of record in Book 2663, page 58, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 18th day of December, 19 75

Affiant

My commission expires: May 10, 1976 (Affix Seal)

Notary Public Myers E. Brown

This is (unimproved ( ) improved (X)) property, known as 2619 (House Number) Brownwood Dr. (Street) Nashville, Tenn. (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their xxxxxxx *heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* Ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their xxxxxxx, *heirs and assigns, against the lawful claims of all persons.*

Witness Our hands this 18th *day of* December, 1975., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x T. E. Ervin (T. E. Ervin)

x Ellen D. Ervin (Ellen D. Ervin)

RETURN TO: [redacted]
P. O. BOX 115

BOOK 4985 PAGE 536

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* T. E. Ervin and wife, Ellen D. Ervin

the within named 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 Madison *Tennessee, this* 18th *day of* December, *19* 75.

Myers E. Brown *Notary Public*

Commission expires May 10, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

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

JAN-6-	CONV	34,000.00			
JAN-6-	S'TAX		B*	88.40	
JAN-6-	PR'FEE		B*	.50	
JAN-6-	W'DEED.		B*	4.00	* 92.90

WARRANTY DEED

FROM
T. E. Ervin et ux

TO
Rufus B. Dodson et ux

RETURN TO: Feller Brown Realty & Auction Co.
310 Gallatin Road South
Madison, TN 37115

D 30896

IDENTIFICATION

JAN 6 10 02 AM '76

FELIX Z. [illegible] CLERK
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS