BOOK 5036 PAGE 159

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

George Sledge III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 11-23-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Sledge, III etux (NAME)	Guaranty Mortgage Company (NAME)	120-9-83
509 Dunailie Dr. (STREET ADDRESS OR ROUTE NUMBER)	10th Floor 1st American Center (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37237 (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, JAMES HUMPHREY RAMSEY and wife, MARY LOU RAMSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE SLEDGE, III and wife, BILLIE R. SLEDGE

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. 5A-47 on the Plan of Glengarry Park Subdivision, Section 5A, as of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A-47 fronts 90 feet on the westerly side of Dunailie Drive and runs back between lines 154.6 feet on the northerly side and 155.3 feet on the southerly side to a line at the rear, on which it measures 95.2 feet thereon.

BEING the same property conveyed to James Humphrey Ramsey and wife, Mary Lou Ramsey by Deed from Hudson and Drive Construction Co., Inc., of record in Book 3534, page 219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3377, page 567, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by Grantors herein to Guaranty Mortgage Company in the original principal amount of $17,200.00 of record in Book 3563, page 307, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 509 Dunailie Dr. Nashville, Tenn.
(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 hand s this 16th day of June, 19 76

James Humphrey Ramsey
JAMES HUMPHREY RAMSEY

Mary Lou Ramsey
MARY LOU RAMSEY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Humphrey Ramsey and wife, Mary Lou Ramsey

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 16th day of June 19 76.

Commission expires 11-7-79

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

JAMES HUMPHREY RAMSEY ETUX

TO

GEORGE SLEDGE, III, ETUX

~~File in Box 4~~

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IDENTIF. REFERENCE

JUN 17 9 49 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17 76	CONV	27,500.00			
JUN 17 76 S TAX			B*	71.50	
JUN 17 76 PR FEE			B*	.50	
JUN 17 76	W DEED		B*	4.00	* 76.00