Buyer
Palmer Milton Ransom, Sr.
11 Lexington Dr.
Clarksville, Tenn
37040

Mail

This instrument prepared by:
RODGER N. BOWMAN, P. C.
208 Legion St., P.O. Box 76
Clarksville, Tennessee 37040
By: Thomas R. Meeks

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88
Pd

LIDA M. RANSOM

TO: DEED

BOOK 5039 PAGE 623

PALMER MILTON RANSOM, SR., ET AL

THIS INDEBTURE, made in the City of Clarksville, State of Tennessee, on the 24th day of June, 1976, between LIDA M. RANSOM, party of the first part and PALMER MILTON RANSOM, SR. and PALMER MILTON RANSOM, JR., parties of the second part.

WITNESSETH:

That the party of the first part, in consideration of Ten Dollars ($10.00), lawful money has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, as tennants in common, their heirs and assigns forever, certain real estate located in the County of Davidson, State of Tennessee, and bounded and described as follows:

> Being Lot no. 78 on the Plan of Buena Vista Heights Addition to North Nashville, as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.
>
> Said Lot no. 78 fronts 50 feet on the north side of Nubell Street (formerly Bell) and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Lida M. Ransom, trustee, by deed of record in Book 4127, page 260, said Register's Office for Davidson County, Tennessee.

TOGETHER WITH ALL improvements thereon and all the estate and rights of the party of the first part in and to said property.

TO HAVE AND TO HOLD THE premises herein conveyed unto the parties of the second part, as tennants in common, their heirs and assigns forever.

AND THAT party of the first part is seized of said premises in fee simple, and has a good and lawful right to convey same.

AND THAT the premises are free of encumbrances except for (a) 1976 taxes which Grantees assume, and (b) a deed of trust

recorded in Volume 4127, page 260, in the Register's Office for Davidson County, Tennessee.

AND THAT the party of the first part will execute or procure any further necessary assurances of the title to said premises.

AND THAT the party of the first part will forever warrant and defend the title to said premises.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal this day and year first herein written.

Lida M Ransom
Lida M. Ransom, Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lida M. Ransom, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE 24th day of June, 1976.

Ceil E. Morgan Jr.
Notary Public

CECIL E. MORGAN, JR. NOTARY PUBLIC MONTGOMERY COUNTY, TENN.

My Commission Expires: January 16, 1978

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

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Palmer M Ransom Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE June 24

Day of 24 June, 1976.

Cecil E. Morgan Jr
Notary Public

CECIL E. MORGAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires January 16, 1978

TAX STATEMENTS ARE TO BE SENT TO:

Community Federal Savings
2701 Jefferson St
Nashville, Tennessee 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 11,500.00
Palmer M Ransom Jr
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24th DAY OF June 1976.
Deputy Register

D55701

IDENTIF. REFERENCE

JUN 28 11 18 AM '76

REGISTER DAVIDSON COUNTY, TENN.

JUN28	CONV	11,500.00			
JUN28	STAX		B*	29.90	
JUN28	PRFEE		B*	.50	
JUN28	WDEED		B*	6.00	* 36.40