FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,788.00

Robert E. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1976

Patricia L. Hughes
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union St., Nashville, TN. 37219
from information NAME furnished by the parties ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Hughes et ux (NAME) | Mortgage Associates, Inc. (NAME) | 6DU 17020 |
| 5011 Lewisdale Court (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N.E. (STREET ADDRESS) | Map 147-15 |
| Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | Par 77 |

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, DONALD W. RAMSEY AND WIFE, MARJORIE F. RAMSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Hughes and wife, Rebecca Hughes

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 514 on the plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for said County.

SAID Lot No. 514 fronts 112.9 feet on the west side of Lewisdale Court and runs back 220.7 feet on the north line and 153.2 feet on the south line to a broken line in the rear on which it measures 89 feet.

BEING the same property conveyed to Donald W. Ramsey and wife, Marjorie F. Ramsey by deed from Jack Bastin and wife, Suva P. Bastin of record in Book 4993, page 978, Register's Office for Davidson County, Tennessee.

*A part of which is the assumption of one certain trust deed dated February 2, 1976, and filed for record February 4, 1976, in the office of the recorded of deed of Davidson County, Tennessee in Book 4993, page 980, and note of even date thereby secured, in the original principal amount of $26,500.00 payable to Mortgage Associates, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further assumes the obligations of Donald W. Ramsey and wife, Marjorie F. Ramsey 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 XX property, known as 5011 Lewisdale Court, Nashville, TN. 37211
(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 July, 19 76

Donald W. Ramsey

Donald W. Ramsey

Marjorie F. Ramsey

Marjorie F. Ramsey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Ramsey and wife, Marjorie F. Ramsey

the bargainor S, 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 July 19 76

Commission expires 9-8-79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 62091

WARRANTY DEED

FROM

Donald W. Ramsey and wife,

Marjorie F. Ramsey

TO

Robert Hughes and wife,

Rebecca Hughes

IDENTIF. REFERENCE

AUG 6 12 12 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG-6% | CONV | 27,788.00 | | | |
| AUG-6% S'TAX | | | B* | 72.28 | |
| AUG-6% PR'FEE | | | B* | .50 | |
| AUG-6% | W'DEED | | B* | 4.00 | * 76.78 |