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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

37,500.00

X Eugene H. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 19 77

Notary Public

MY COMMISSION EXPIRES: 9-16-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene H. Garner (NAME) | Dobson & Johnson, Inc. (NAME) | 95-1 |
| 2119 Guaranty Drive (STREET ADDRESS OR ROUTE NUMBER) | 311 Plus Park Blvd. (STREET ADDRESS) | 27 |
| Donelson, TN 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | 037-40395 |

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, Robert L. Ramsey et ux Joyce M. Collins Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene H. Garner et ux Barbara Garner

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:

Being Lot No. 170 on the Map of Donelson Hills Subdivision, Section II, as of record in Book 2330, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 280 feet on the southerly side of Guaranty Drive and runs back 131.6 feet on the westerly line and 135.4 feet on the easterly line to a dead linie in the rear, which is a broken line measuring 364.3 feet thereon

Being the same property conveyed to Robert L. Ramsey and wife, Joyce M. Collins Ramsey by deed from Joyce M. Collins Ramsey of record in Book 4603, page 736, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 2119 Guaranty Drive (House Number) (Street) Donelson, TN 37214 (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 this 13th day of January, 19 77

Robert L. Ramsey Robt L Ramsey

Joyce M. Collins Ramsey Joyce M. Collins Ramsey

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Ramsey et ux Joyce I. Collins Ramsey

the bargainor, 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 13TH day of JUNE, 77

Commission expires 9-16-78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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 Robert L. Ramsey

TO Suzanne H. Garner

E 08853

IDENTIFICATION REFERENCE

JUN 14 9 01 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUN 14 77 CONV 37,500.00
JUN 14 77 S'TAX 97.50
JUN 14 77 PR'FEE .50
JUN 14 77 W'DEED 4.00 * 102.00