THIS INSTRUMENT PREPARED BY B. R. KENNEDY, JR., ATTORNEY, 921-STAHLMAN BUILDING

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ELLIS RAMSEY AND WIFE, STELLA L. RAMSEY

BOOK 5182 PAGE 487

TO

JULIA L. MALLERNEE, A WIDOW,

For draftsman's use

Please mail to Cumberland Realty Co. 507-Stahlman Bldg.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIA L. MALLERNEE (NAME)	SAME (NAME)	11W625
507-STAHLMAN BUILDING (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 92-2
Nashville, Tennessee (37201) (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 309

(FOR REGISTER'S USE)

E 19676

IDENTIF. REFERENCE

AUG 10 12 56 PM '77

FEE $ ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000.00

Stella L. Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 4/24/78

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by Julia L. Mallernee and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Ellis Ramsey and wife, Stella L. Ramsey,

have bargained and sold, and by these presents do transfer and convey unto the said JULIA L. MALLERNEE HER 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. 4 on the Map of the Lusk Subdivision of Lot No. 36 and north half of Lot No. 37, Boyd McNairy (a plan of lots, as of record in Book 161, page 163, Register's Office for Davidson County, Tennessee.) being a part of Block A in said Subdivision.

Said Lot No. 4 fronts 50 feet on the northerly side of Jefferson-Street and runs back between lines 164 feet on the east line and 164.4 feet on the west line.

INCLUDED BUT EXCLUDED herefrom is that part of the property conveyed to the State of Tennessee, as of record in Book 4127, page 786, as follows:

BEGINNING at a point in the northerly margin of Jefferson Street, said point being the common corner between Lots 4 and 5 of Block "A" in the Lusk Subdivision, as of record in Book 161, page 163, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 4 and 5, n.7^{0}58' 41" W 25.06 feet to a point thence with a line of severance (being the right of way line) N. 81^{0}28' 49" E 50 feet to a point in the common line between said Lots 3 and 4, S. 7^0 58' 41" E. 25.06 feet to a point in the northerly margin of Jefferson Street; thence with the northerly margin of Jefferson Street and the southerly boundary of said Lot 4, S. 81^0 29' 24" W 50 feet to the point of beginning.

Being the same property conveyed to Ellis Ramsey and wife, Stella L. Ramsey, by deed from Harold Bowers and wife, Alto Bowers, of record in Book 4954, Page 974, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO DEED OF TRUST executed by Ellis Ramsey and wife, Stella L. Ramsey, to Alfred C. Galloway, Trustee, of record in Book 4954, page 976, said Register's Office to secure to Community Federal Savings and Loan Association, the payment of one note dated September 23, 1975, the present principal balance being in the amount of $8,396.48.

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This is { unimproved ( ) / improved ( ) } property, known as 2506 Jefferson Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julia L. Mallernee her heirs and assigns, forever.

And WE do covenant with the said JULIA L. MALLERNEE 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. EXCEPT AS HEREIN STATED AND 1/66 1977 taxes ahich are assumed by the grantee herein.

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 JULIA L. MALLERNEE HER heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 9th day of August, 19 77

Ellis Ramsey
ELLIS RAMSEY

Stella L. Ramsey
STELLA L. RAMSEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. L. Ramsey, a Notary Public in and for said County and State, the within named ELLIS RAMSEY AND WIFE, STELLA L. 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 Tennessee, this 9th day of August, 19 77

M. L. Ramsey, Notary Public

M. L. RAMSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. 4-27-80

Commission expires 4/27/80

AUG 10 77	CONV	15,000.00			
AUG 10 77	S'TAX		B*	39.00	
AUG 10 77	PR'FEE		B*	.50	
AUG 10 77	W'DEED		B*	4.00	* 43.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .