BOOK 5258 PAGE 440

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,680.46

James H Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 19 78.

Janice W. Byrd
Notary Public

MY COMMISSION EXPIRES: 9-27-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Ramsey (NAME)	Realty Mortgage, Inc. (NAME)	148-12
844 Irma Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway - Suite 250 (STREET ADDRESS)	107
Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	2 DU 16636

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~~ I, Wilfred A. Andries, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Ramsey and wife, Mary W. Ramsey

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. 121 on the Plan of Debra Heights, Section 2, as of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 121 fronts 76.01 feet on the northerly margin of Irma Drive and extends back 201.22 feet on the westerly line and 203.02 feet on the easterly line to a line in the rear measuring 69.19 feet thereon.

BEING the same property conveyed to Wilfred A. Andries, a single person by deed from Kenneth S. Victory of record in Book 5229, page 694, said Register's Office.

THIS CONVEYANCE is made subject to any and all existing restrictions and easements of record; especially those restrictions of record in Book 3534, page 273 and in Book 3949, page 404, said Register's Office and to those easements as shown on the plan of record.

Grantees herein agree to assume and pay the unpaid balance of a note secured by a Deed of Trust of record in Book 5229, Page 696, said Register's Office. Said Deed of Trust secures Realty Mortgage, Inc.

Escrow account and insurance are hereby transferred to the Grantees herein.

unimproved ( )
This is improved (X) property, known as 844 Irma Drive, Antioch, Tennessee 37013
(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 my hand this 22nd day of February, 19 78

WILFRED A. ANDRIES
Wilfred A. Andries

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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 Wilfred A. Andries, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1978.

Commission expires 9-27-81

Janice A. Boyd
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 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
WILFRED A. ANDRIES

TO
JAMES H. RAMSEY ET UX MARY W. RAMSLY

E 52943

T
IDENTIF. REFERENCE

MAR 2 1 39 PM '78
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-2 78 CONV 36,680.46
MAR-2 78 S'TAX B* 95.42
MAR-2 78 PR'FEE B* .50
MAR-2 78 W'DEED B* 4.00 * 99.92