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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 $ 40,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 78.

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Attorney, 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard T. Combs, Sr. (NAME)	First FEderal Savings & Loan (NAME)	Map 133-11
3829 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Par. 181
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6DA 80420

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, MARION THOMAS RAMSEY and wife, ELAINE H. RAMSEY, and JOYCE ELAINE RAMSEY, being one and the same person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD TO. COMBS, SR. and wife, HELEN A. COMBS

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:

TRACT I:

LAND in DAvidson County, Tennessee, being Lot No. 219 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee. SAID Lot No. 219 fronts 74.48 feet on the westerly margin of Valley Ridge Drive and runs back between lines 199.46 feet on the northerly line and 219.43 feet on the southerly line to a dead line on which it measures 102.68 feet.
BEING the same property conveyed to Marion Thomas Ramsey and wife, Elaine H. Ramsey, by deed from Randall Phillips Builders, Inc. of record in Book 3865, page 459, saidREgister's Office.

TRACT II :

BEING the southeasterly part of Reserved Parcel "C" on the Plan of Valley View Meadows, Section II, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, described according to a survey of James L. Murphy, Jr. & Co. dated September 8, 1972, as follows:
BEGINNING at a point in the common corner of Lot 220 and said Parcel "C" of said Plan; thence North 52 deg. 37 min. West 76.47 feet; thence North 37 deg. 49 min. East 70.35 feet; thence North 88 deg. 41 min. East 31.50 feet to a point, being the common rear corners of Lots 218 and 219 of said Plan; thence along the rear line of said Lot Nos. 219 and 220 South 7 deg. 41 min. West 103.66 feet to the point of beginning.
BEING the samd property conveyed to Marion Thomas Ramsey and wife, Joyce Elaine Ramsey, by deed from David EArl Sloan and wife, Wilma Frances Sloan, of record in Book 4656, page 385, said Register's Office.
IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings & Loan Association of Nashville, of record in Book 3865, page 461, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, known as 3829 Valley Ridge Drive, Nashville, Tennessee.
(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 4th day of April, 19 78

Marion Thomas Ramsey — Joyce Elaine H. Ramsey

MARION THOMAS RAMSEY — JOYCE ELAINE H. 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 JOYCE ELAINE H. RAMSEY and husband MARION THOMAS 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 4th day of April 19 78

Commission expires 8/15/79

Betty G. Ellsworth
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 _____ 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

Marion Thomas Ramsey and wife,

TO

Joyce Elaine H. Ramsey

Richard T. Combs, Sr., and wife,

Helen A. Combs

Please record and file in Box "7"

E 5 8 3 3. 7

IDENTIF. REFERENCE

APR 6 9 38 AM '78

FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR-6 78	CONV	40,300.00			
APR-6 78	S'TAX		B*	104.78	
APR-6 78	PR'FEE		B*	.50	
APR-6 78	W'DEED		B*	4.00	* 109.28

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.