This instrument was prepared by Moon W Smith Jr Rush, Attorney at Law,
3815 Cleghorn Avenue, Nashville, TN 37215

Mail

BOOK 5276 PAGE 64

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. T. Ramsey et ux (NAME)	Third National Mortgage Company (NAME)	162-5
420 Ocala Court, North (STREET ADDRESS OR ROUTE NUMBER)	5th Floor-Third National Bank Bldg. (STREET ADDRESS)	Parcel 228
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	5DU-38674

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid by the said Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to John W. Murphree Company, and secured by a deed of trust executed by Robert L. Hamlett and wife, Judy M. Hamlett, of record in Book 4848, page 488, Register's Office for Davidson County, Tennessee, which said unpaid balance the said Grantees hereby agrees to assume and promises to pay;

Robert L. Hamlett and wife, Judy M. Hamlett, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said M. T. Ramsey and wife, Elaine Ramsey,
herein called the grantees, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land in Davidson County, Tennessee;

Being Lot No. 92 on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for said County, described as follows:

Said Lot 92 fronts 76.14 feet on the westerly margin of Ocala Court North and extends back 176.73 feet on the southerly line and 147.87 feet on the North line, to a line on the rear on which it measures 89.65 feet.

Being the same property conveyed to Robert L. Hamlett and wife, Judy M. Hamlett by deed from Randall Phillips Builders, Inc. of record in Book 4848, page 486, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4604, page 526; and in Book 4630, page 548; setback lines, easements and other such limitations as shown on the Plan of record in Book 4460, page 86; said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 49,106.26 V

Subscribed and sworn to before me, this the 19th day of April, 19 78

Affiant M. T. Ramsey

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public Moon W Smith Jr

This is improved (X) unimproved ( ) property, known as 420 Ocala Court North--Nashville, TN 37211
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
grantees, their

~~successors~~ *heirs and assigns forever.* We ...covenant that we are ...*lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as stated above and the 1978 taxes which have been prorated.

We ...*further covenant and bind* ourselves, our ...*heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S ...*this* 19th ...*day of* April, 19 78., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Hamlett (ROBERT L. HAMLETT)

Judy M. Hamlett (JUDY M. HAMLETT)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned, *a Notary Public in and for said County and State,* Robert L. Hamlett and wife, Judy M. Hamlett

the within named 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* 19th *day of* April, *19*78.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires Nov 26, 1979

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 .....

WARRANTY DEED

FROM

Robert L. Hamlett and wife, Judy m. Hamlett

TO

M. T. Ramsey and wife, Elaine Ramsey

E 6 1 0 3 4

IDENTIF. REFERENCE

APR 21 9 17 AM '78

FELIX JOHNSON, REGISTER
DAVIDSON COUNTY, TENN.

APR21 78	CONV	49,106.2[illegible]			
APR21 78	S'TAX		B*	127.66	
APR21 78	PR'FEE		B*	.50	
APR21 78	W'DEED		B*	4.00	* 132.16

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS