BOOK 5290 PAGE 437

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,846.75

Robert Lewis Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 78.

Betty G. Ellesmere
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT LEWIS RAMSEY, et ux (NAME)	THARPE & BROOKS, INC. (NAME)	MAP 162-3
4981 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtreet Street, N. E. (STREET ADDRESS)	PARCEL 398
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30308 (CITY) (STATE) (ZIP)	501-53239

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, FRANK E. NEECE and wife, TONGA P. NEECE HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT LEWIS RAMSEY and wife, DEBRA JANE 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:

BEING Lot No. 70 on the plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

SAID Lot No. 70 fronts 60.0 feet along the westerly margin of Algonquin Trail and extends back 146.4 feet on the northerly line and 145.7 feet on the southerly line to a dead line in the rear on which it measures 60.0 feet.

BEING the same property conveyed to Frank E. Neece and wife, Tonga P. Neece by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5113, page 820, Register's Office for Davidson County, Tennessee.

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 Tharpe & Brooks, Inc., of record in Book _____, page _____, 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.

This is unimproved ( ) improved (X) property, known as 4981 Algonquin Trail, _____, 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 our hands this 25th day of May, 19 78

Frank E. Neece
FRANK E. NEECE

Tonga P. Neece
TONGA P. NEECE

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 FRANK E. NEECE and wife, TONGA P. NEECE

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 25th day of May 19 78

Commission expires 8/15/79

Betty D. Ehrenfeld
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
FRANK E. NEECE, et ux

TO
TONGA P. NEECE

ROBERT LEWIS RAMSEY, et ux
DEBRA JANE RAMSEY

PLEASE FILE BOX "7"

E 67562

IDENTIF. REFERENCE

MAY 26 9 50 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26 78	CONV	35,846.75				
MAY26 78	S'TAX		B*	93.08		
MAY26 78	PR'FEE		B*	.50		
MAY26 78	W'DEED		B*	4.00	*	97.58