THIS INSTRUMENT WAS PREPARED BY James G. Lesmaid, ATTORNEY AT LAW;
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5339 PAGE 427

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAISYE S. RAMSAY	(Same)	Map 42-16 Par. 110
(NAME:)	(NAME:)	Map 43-13 Par. 144
Box 262		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D55215 11D49268
Madison Tenn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by the grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of the indebtedness payable to FIRST AMERICAN NATIONAL BANK OF NASHVILLE; and secured by a deed of trust executed by Thomas E. Baldridge and wife, of record in Book 4699, page 75, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agree to assume and promise to pay;

SEP 1978	CONV	77,000.00			
SEP 1978	S'TAX		B*	200.20	
SEP 1978	PR'FEE		B*	.50	
SEP 1978	W'DEED		B*	6.00	* 206.70

We, THOMAS E. BALDRIDGE and wife, MARTHA W. BALDRIDGE, hereinafter called the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* DAISYE S. RAMSAY, herein called the grantee, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being in the 11th Civil District of said County and State, being Lots Nos. 5, 6 and 7 of Block "A" on the map of Forest Park Subdivision at Madison, Tennessee, as of record in book 843, page 71, Register's Office for said County. Said Lots Nos. 5, 6 and 7 front 25 feet each on the easterly side of Gallatin Pike and run back between parallel lines 130 feet to a dead line.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lots No. 17 and 18, of Block "A" on the Map of Forest Park Subdivision at Madison, of record in Book 843, page 44, Register's Office for said County.

Said Lots No. 17 and 18 adjoin and front together 50 feet on the westerly side of First Avenue now called Brawner Avenue, and run back between parallel lines 105 feet to a dead line.

Being the same property conveyed to THOMAS E. BALDRIDGE and wife, MARTHA W. BALDRIDGE, by deeds from HORACE C. PRATT and wife, VIRGINIA R. PRATT, of record in Book 3575, page 490; and from PEARL HUDSON CHILTON of record in Book 3819, page 678; both in the Register's Office for said County.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,000.00

Subscribed and sworn to before me, this the 18th day of September, 1978

Daisye S. Ramsay
Affiant

My commission expires 5-5-79
(Affix Seal)

James G. Lesmaid
Notary Public

The said grantors hereby transfer and assign to the said grantee all of their right, title and interest in and to all existing leases affecting the premises, together with all future rents payable thereon. Current rents collected by the said grantors have been pro-rated, and the said grantee has received her pro-rata share.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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

And we *do covenant with the said* grantee ..... *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 stated 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* grantee, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 18th *day of* September, *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.*

Thomas E. Baldridge
(Thomas E. Baldridge)

Martha W. Baldridge
(Martha W. Baldridge)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Thomas E. Baldridge and wife, Martha W. Baldridge

*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 Madison, *Tennessee, this* 18th *day of* September, *19* 78.

Notary Public.

Commission Expires 5-5-79

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

IDENTIF. REFERENCE

SEP 19 10 47 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 89397