THIS INSTRUMENT WAS PREPARED BY
GAIL P. FIGG, ATTORNEY
[illegible] COUNTY BLVD., NORTH
NASHVILLE, TENNESSEE 37211

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
James A. Ramsey and wife, Victoria T. Ramsey	Guaranty Mortgage Company	159
(NAME)	(NAME)	
1241 Hickory Springs Court	783 Old Hickory Blvd.	#146
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37207	FH#2752
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5376 PAGE 702

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Greer Mortgage Company, secured by a deed of trust of record in Book 5295, page 168, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account herewith

CHRIS FAIRBANKS DENNIS and wife, CAROL ANN DENNIS

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES A. RAMSEY and wife, VICTORIA T. RAMSEY
their

(successors), heirs and assigns certain real estate in Davidson County, Tennessee, as follows:

Land in the City of Forest Hills, 7th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 2, Hickory Boulevard Estates, of record in Book 4175, page 110, Register's Office for said County.

Said Lot No. 7 fronts 71.56 feet on the easterly margin of a cul-de-sac at the terminus of East Hickory Springs Court and extends back 154.20 feet on the northerly line and 203.01 feet on the southwesterly line to a line in the rear, broken three times and measuring 578.64 feet thereon.

Being the same property conveyed to Chris Fairbanks Dennis and wife, Carol Ann Dennis, by deed from Jesse Roy Duty and wife, of record in Book 5295, page 166, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 14th day of December, 19 78

Affiant

My commission expires 12/23/81 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 1241 Hickory Springs Court, Brentwood, Tennessee
(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

JAMES A. RAMSEY and wife, VICTORIA T. RAMSEY
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 for deed of trust in BK.5295,p.168;1978 taxes; plan of record in BK.4175,p.110;restrictions in BK.4505,p.501

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES A. RAMSEY and wife, VICTORIA T. RAMSEY
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 7th day of December 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.*

Chris Fairbanks Dennis
Chris Fairbanks Dennis

Carol Ann Dennis
Carol Ann Dennis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ~~Williamson~~

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Carol Ann Dennis

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

Witness my hand and official seal at Brentwood, *Tennessee this* 7th *day of* December, *19* 78

Commission expires June 6, 1979 Marsha L Alexander *Notary Public*

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* .....

DEC 19 78 CONV 60,000.00)
DEC 19 78 S'TAX B* 390.00
DEC 19 78 CONV 60,000.00)
DEC 19 78 PAFEE B* .50
DEC 19 78 W'DEED B* 4.00 * 394.50

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

..... *Notary Public*

Commission expires .....

STATE OF WASHINGTON
COUNTY OF Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Fairbanks Dennis, the within named 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 Puyallup Wash., this 11 day of December, 1978.

Patricia A. McCann
NOTARY

My Commission Expires:

Oct 25, 1982

WARRANTY DEED

FROM
Chris Fairbanks Dennis et ux

TO
James A. Ramsey et ux

F. 0 5 8 8 8

IDENTIF. REFERENCE

DEC 19 2 29 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238