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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 $ 41,000.00

Susan B. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 1979

Notary Public

MY COMMISSION EXPIRES: 10-18-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK L. DOUGHARTY et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSN (NAME)	130-5-93
121 West Brookfield Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, JAMES ALBERT RAMSEY and wife, VICTORIA TWIGG RAMSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK L. DOUGHARTY and wife, DIANNE C. DOUGHARTY

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:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "D" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 121 feet on the southerly side of West Brookfield Avenue and runs back 168.90 feet on the easterly line and 169.65 feet on the westerly line, to a dead line, measuring 121 feet thereon.

Being the same property conveyed to James Albert Ramsey and wife, Victoria Twigg Ramsey by deed from Gary Wayne Bryant and wife, Jane T. Bryant of record in Book 4880, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the limitations shown on the Plan of record in Book 1130, page 62, and an easement for telephone lines of record in Book 1065, page 6, all of record in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 121 West Brookfield Drive, Nashville, Tennessee 37205
(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 8th day of January, 19 79

James Albert Ramsey
JAMES ALBERT RAMSEY

Victoria Twigg Ramsey
VICTORIA TWIGG 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 JAMES ALBERT RAMSEY and wife, VICTORIA TWIGG 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 8th day of January, 1979.

Commission expires 10-18-81

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
JAMES ALBERT RAMSEY and wife,
VICTORIA TWIGG RAMSEY

TO
MARK L. DOUGHARTY and wife,
DIANNE C. DOUGHARTY

F 0 9 9 4 3

T
IDENTIF. REFERENCE

JAN 16 3 28 PM '79

FELIX Z. WILSON CL REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN16 79	CONV	61,000.00		
JAN16 79 S'TAX			B* 158.60	
JAN16 79 PR'FEE			B* .50	
JAN16 79	W'DEED		B* 4.00	* 163.10