FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

John A. Ramsey, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEB 19 80

Philip N Daugh
Notary Public

MY COMMISSION EXPIRES: 5-10-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Joseph G. Cummings, 21st Floor First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Cummings, et ux (NAME)	Joseph G. Cummings, et ux (NAME)	116-13
202 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	5116 Boxcroft Place (STREET ADDRESS)	Parcel 149
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (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, John A. Ramsey, Jr. and R. H. Daugherty, d/b/a Ramsey-Daugherty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph G. Cummings and wife, Marion L. Cummings

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. 17 on the plan of Boxcroft as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 56.32 feet on the westerly side of Boxcroft Place and runs back between lines 142.38 feet on the northerly side and 141.73 feet on the southerly side to a line at the rear on which it measures 56.32 feet thereon.

Being part of the same property conveyed to John A. Ramsey, Jr. and R. H. Daugherty, d/b/a Ramsey-Daugherty Company by deed from W. L. Bainbridge Company, of record in Book 5106, page 289, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 5116 Boxcroft Place, Nashville, TN 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 this 4th day of February, 1980

RAMSEY-DAUGHERTY COMPANY

By John A. Ramsey, Jr. By R. H. Daugherty
John A. Ramsey, Jr. R. H. Daugherty

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, PHILIP H. MAYES, a Notary Public in and for said County and State, the within named John A. Ramsey, Jr. and R. H. Daugherty

the bargainors, 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 4TH day of FEB. 19 80

Commission expires 5-10-81

Philip N Mayes
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

RAMSEY-DAUGHERTY COMPANY

TO

JOSEPH G. CUMMINGS, ET UX

F 75171

IDENTIF. REFERENCE

FEB 5 11 55 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

02/05 97.50- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35000.00- CO
91.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
1052A02/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 5 1 7 1

IDENTIF. REFERENCE

FEB 5 11 56 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 740430