BOOK 5566 PAGE 613

FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Feb 1980.

Notary Public

MY ~~COMMISSION EXPIRES~~: Dep. Reg

(AFFIX ~~SEAL~~)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthoney W. Ramsey etux (NAME)	Federated Fin. Mortg Corp.	71-14
1405 Montgomery Ave., (STREET ADDRESS OR ROUTE NUMBER)	Suite 700 (NAME) 1000 Circle 75 Parkway (STREET ADDRESS)	119
Nashville, Tn., (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., 30339 (CITY) (STATE) (ZIP)	120A44005

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, Mary C. Duke and BettyC. Mitchell, Co-executrix' of the estate of Thomas S. Couch, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony W. Ramsey and wife, Beverly F. 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. 18 on the Map showing T. I. Ward's re-subdivision of certain lots in Williams and Hayes Company Bellevue plan of lots, of record in Book 974, page 48 Register's Office for Davidson County, Tennessee, to which reference is here made for a more accurate and complete description.

Being the same property conveyed to Thomas S. Couch and wife, Millie J. Couch by deed from Thomas M. McIntyre and wife, Thelman Thompson McIntyre, by deed of record in Book 1151, page 483, Register's Office for Davidson County, Tennessee. The said Millie J.Couch having predeceased the said Thomas S. Couch and the said Thomas S. Couch having since died and under the terms of his will in Will Book 128, page 501, Probate Court Clerk for Davidson County, Tennessee said property was to be sold by the Executrix's of his estate.

This is unimproved (X) improved ( ) property, known as 1405 Montgomery Ave., Nashville, Tn., 37207
(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 19th day of January, 1980

Mary C. Duke as Exec. Betty C. Mitchell, Co-Exec.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary C. Duke and Betty C. Mitchell

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 19th day of January 19 80

Commission expires 2-28-81

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
MARY C. DUKE AND BETTY C. MITCHELL
CO-EXECUTORS OF THE ESTATE OF THOMAS C. COUCH

TO
ANTHONY W. RAMSEY, ET UX

F 76586

IDENTIF. REFERENCE

FEB 14 3 12 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

File 23 ABF

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/14 80.50- CHECK

2650

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5505 PAGE 615

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
			28500.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
2850A02/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76586

IDENTIFICATION REFERENCE

FEB 14 3 12 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 742160