This instrument prepared by: Homer R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

1752 06/02 115.18- CHECK

WARRANTY DEED

BOOK 5607 PAGE 618

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TIMOTHY A. RAMSEY	JOHNSON & ASSOCIATES MTG.CO.	Map 51-3
(NAME)	(NAME)	
913 Beaumont Drive	P. O. Box 7565-A	Parcel 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Birmingham ALA 35223	11 D 14755
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5013, page 168, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

PETER JOSEPH GORDAY AND WIFE, VIRGINIA S. GORDAY, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said TIMOTHY A. RAMSEY AND WIFE, CYNTHIA S. RAMSEY, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section 2, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, described as follows:

Said Lot No. 56 fronts 80 feet on the east side of Beaumont Drive and extends back 160.25 feet on the north line and 172.6 feet on the south line, to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Peter Joseph Gorday and wife, Virginia S. Gorday, by deed from Clarence H. England and wife, Linda P. England, of record in Book 5013, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 2204, page 47; setback line and easements on Plan in Book 2133, page 75; said Register's Office; and 1980 taxes assumed by Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $41,822.99

Subscribed and sworn to before me, this the 19th day of May, 19 80

Affiant

My commission expires: 8-19-83 (Affix Seal) Notary Public

This is improved (xx) unimproved property, known as 913 Beaumont Drive, Madison, TN 37115 (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 Grantees, 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 as referred to herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* May, *19* 80 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Peter Joseph Gorday

Virginia S. Gorday

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BOOK 5607 PAGE 619

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER JOSEPH GORDAY AND WIFE, VIRGINIA S. GORDAY the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 19th day of May, 19 80

Notary Public

Commission expires 2-14-81

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

WARRANTY DEED

FROM

PETER JOSEPH GORDAY, ET UX

TO

TIMOTHY A. RAMSEY, ET UX

F 9 1 5 3 3

IDENTIF. REFERENCE

JUN 2 9 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5607 PAGE 620

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
			41880.59- CO	
			108.63 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 115.18-	
			1752A06/02/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F91533

IDENTIF. REFERENCE

JUN 2 9 01 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 762331