Thomas J. Stack, Jr., Attorney
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5612 PAGE 105

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Ramage and wife, Rosalyn Rikel Ramage (NAME)	SAME (NAME)	118-9-121
3312 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by Donald R. Ramage and wife, Rosalyn Rikel Ramage and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

F. 9.3.1.75

IDENTIF. REFERENCE

JUN 12 1 43 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

3655 06/12 114.50 CHECK

We, Margaret Lucille Clay and Ester Wray *have bargained and sold, and by these presents do transfer and convey unto the said* Donald R. Ramage and wife, Rosalyn Rikel Ramage *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 the easterly parts of Lots Nos. 6, 7, 8 the northerly 13 feet of the westerly part of Lot 8 and the southerly 15 feet of the westerly part of Lot No. 6 on the Plan of the Resubdivision of Lots Nos. 12 and 13 in Noelton, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 1936, as follows:

Beginning at a point in the easterly margin of Lealand Lane at the southwest corner of the property conveyed to Luis P. DeZayas and wife, Rosa S. DeZayas by deed of record in Book 4722, page 39, Register's Office for Davidson County, Tennessee; thence with the south line of DeZayas eastwardly 185 feet to a point, said point being the southeast corner of DeZayas; thence with the east line of DeZayas northwardly 85 feet to a point, said point being the northeast corner of DeZayas and lying in the south line of Lot No. 5; thence with a segment of the northline of Lot No. 6 eastwardly 145 feet 9 inches to a point, said point being the northeast corner of Lot No. 6; thence southerly with the east lines of Lots Nos. 6, 7 and 8 300 feet to a point, said point being the southeast corner of Lot No. 8; thence with a segment of the south line of Lot No. 8 westwardly 201 feet 1 inch to a point, said point being the southeast corner of the property conveyed to Mae Scruggs Samuels by deed of record in Book 4832, page 452, said Register's Office; thence with the east line of Samuels northwardly 87 feet to a point, said point being the northeast corner of Samuels; thence with the northerly line of Samuels westwardly 185 feet to a point in the easterly margin of Lealand Lane, said point being the northwest corner of Samuels; thence with said easterly margin of Lealand Lane northwardly 13 feet to a point, said point being the southwest corner of the property conveyed to Donald R. Ramage and wife, Rosalyn R. Ramage by deed of record in Book 5046, page 328, said Register's Office; thence with the southerly line of Ramage eastwardly 185 feet to a point, said point being the southeast corner of Ramage; thence with the easterly line of Ramage northwardly 100 feet to a point, said point being the northeast corner of Ramage;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 11th day of June 19 80

Donald R. Ramage
Affiant

My commission expires: 11/8/84 (Affix Seal)

Notary Public

thence with the northerly line of Ramage westwardly 185 feet to a point in the easterly margin of Lealand Lane, said point being the northwest corner of Ramage; thence with the easterly margin of Lealand Lane northwardly 15 feet to the point of beginning.

The above described property is part of the property conveyed to Jack Clay by deeds from Oscar F. Noel et al, Trustees, of record in Book 1035, page 483, and Book 1035, page 484, said Register's Office, and the remainder of said property was conveyed to Jack C. Clay and wife, Margaret Lucille Clay, by deed from Margaret Lucille Clay, of record in Book 1281, page 136, said Register's Office, the said Jack C. Clay having since died devising his interest in said property to Ester Wray by will of record in Will Book 127, page 401, Office of the County Court Clerk for Davidson County, Tennessee.

Ester Wray, Mrs. E. I. Wray, and Pauline W. Wray are one and the same person.

unimproved ( )
This is improved (XX) property, known as 3312 Lealand Lane (House Number) (Street) Nashville, TN 37204 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald R. Ramage and wife, Rosalyn Rikel Ramage *their heirs and assigns, forever.*

And we *do covenant with the said* Donald R. Ramage and wife, Rosalyn Rikel Ramage *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1980 taxes which are prorated and assumed by the purchasers.

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* Donald R. Ramage and wife, Rosalyn Rikel Ramage, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 11th *day of* June, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Lucille Clay
Margaret Lucille Clay

Mrs. E. I. Wray
Ester Wray
Pauline W. Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State, the within named* Margaret Lucille Clay and Ester Wray, a/k/a Pauline W. Wray,

*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* 11th *day of* June, *19*80.

Mary Ensey, *Notary Public.*

Commission Expires 7/8/84.

NOTARY PUBLIC AT LARGE

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

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

....., *Notary Public.*

Commission Expires.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5612 PAGE 108

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
			40000.00-	CO
			104.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	113.50-
			3088A06/12/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 3. 1. 7 5

T
IDENTIF. REFERENCE

JUN 12 1 43 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 761585