Prepared by: Barry W. Bedford
Attorney at Law
First American Center
18th Floor
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Everett, et ux	Fidelity Fed. Sav. & Loan	147-1-246
(NAME)	(NAME)	
304 Garrett Drive	Fourth & Union	6DU-21600
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5630 PAGE 185
Nashville, TN 37211	Nashville, Tennessee 37219	
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $32,000.00 to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5080, Page 517, Register's Office for Davidson County, Tennessee.

We, Robert Duane Ramsey and wife, Jewel A. Ramsey,

have this day bargained and sold, and do hereby transfer and convey unto the said

James D. Everett and wife, Cynthia S. Everett, their,

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 168 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, Page 58.

SAID Lot No. 168 fronts 80 feet on the Northerly side of Garrett Drive and extends back between parallel lines, 153.6 feet to a dead line.

BEING the same property conveyed to Robert Duane Ramsey and wife, Jewel A. Ramsey, by deed from Reba Calvin Chapman and husband, James A. Chapman, of record in Book 5080, Page 515, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,750.00

Subscribed and sworn to before me, this the 29 day of July, 19 80

Affiant

My commission expires 10-15-83 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 304 Garrett Drive, Nashville, TN 37211 (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

James D. Everett and wife, Cynthia S. Everett, 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 herein mentioned.

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* 29th *day of* July, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Duane Ramsey
(Robert Duane Ramsey)

Jewel A. Ramsey
(Jewel A. Ramsey)

2178 07/29 143.52- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert Duane Ramsey and wife, Jewel A. Ramsey,

the within named 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* 29th *day of* July, *19* 80.

Barry W. Bedford
Notary Public

Commission expires 10-15-83

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 .....

F. 9 9 5 8 2

WARRANTY DEED

FROM

Robert Duane Ramsey, et ux

TO

James D. Everett, et ux

IDENTIF. REFERENCE

JUL 29 11 37 AM '80

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

RUSH

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			52750.00- CO	
			137.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.52-	
2178A07/29/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 9 5 8 2

T
IDENTIF. REFERENCE

JUL 29 11 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770377