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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Ralph E. Dunning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 19 80.

Monita M Griggs
Notary Public

MY COMMISSION EXPIRES 10-18-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD. SUITE 248 NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ralph E. Dunning (NAME)	Molton, Allen & Williams, Inc. (NAME)	162-9-A
5510 Country Drive, #106 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	106
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	5DU 55982

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, Bobby F. Ramsey and wife, Bettye M. Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph E. Dunning and wife Janet S. Dunning

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 Townhouse No. 106, Building 17 on the Plan of Hickory Valley Condominium Phase 2, of record in Book 4460, page 133, Register's Office for said County, to which reference is here made, and held under the provisions of a Master Deed Establishing a Horizontal Property Regime, of record in Book 4659, page 32 said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

Being the same property conveyed to Bobby F. Ramsey by deed from Gloria O. Potts of record in Book 5035, page 297, Register's Office for Davidson County, Tennessee. The said Bettye M. Ramsey hereby joins in this conveyance to convey whatever right, title or interest she may have in said property.
THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( ) property, known as XX 5510 Country Drive, #106 Nashville, TN 37211
(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 my hand this 5TH day of SEPTEMBER, 19 80

Bobby F. Ramsey Bobby F. Ramsey - Bettye M. Ramsey

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, the within named Bobby F. Ramsey and wife, Bettye M. Ramsey

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5TH day of SEPTEMBER 19 80

Commission expires 10-18-81

Donna M. Gregory
Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Bobby F. Ramsey

TO
Ralph E. Dunning

G 0 6 6 0 0

IDENTIF. REFERENCE

SEP 8 2 33 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 248
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5648 PAGE 209

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
			39900.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.24-	
0792A09/08/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 6 6 0 0

IDENTIF. REFERENCE

SEP 8 2 33 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778706