BOOK 5832 PAGE 664

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,580.57

James Gray Padfield Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 18th. DAY OF December, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gray Padfield Sr and wife, Carolyn W. Padfield	Southeast Mortgage Company (NAME)	75/8
713 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	1390 Brickell Avenue (STREET ADDRESS)	57.00
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	4D-24498

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, Vicki E. Ramey and husband Thomas R. Ramey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Gray Padfield Sr and wife, Carolyn W. Padfield, as tenants by the entirety.

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:

LAND in Davidson County, Tennessee, being Lot No. 262, Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 262 fronts 80.00 feet on the northeasterly side of Albany Drive and extends back 161.29 feet on the northwesterly line and 160.86 feet on the southeasterly line to a dead line at the rear measuring 80.0 feet thereon.

BEING the same property conveyed to Thomas R. Ramey and wife, Vicki E. Ramey by deed from Hellmuth M. Mayer and wife, June Mayer of record in Book 5128, page 691, said Register's Office. Vicki E. Ramey was awarded title to property by divorce decree of record in Book 5424, page 149, said Register's Office. Vicki E. Ramey and Thomas R. Ramey have since remarried and Thomas R. Ramey will join in this conveyance to convey any and all marital rights he might have in said property.

THE GRANTEES hereby assume and agree to pay the first morrgage held by Southeast Mortgage Company of record in Book 5128, page693, said Register's Office. The escrow account and insurance is transferred to the Grantees.

THIS conveyance is subejct to Restrictive Covenants of record in Book 4228, apge 457, said Register's Office.

THE Plan of record in Book 4175, page 12, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Albany Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 5 foot easement for public utility and drainage along the northwestwardly line of Lot No. 262. There is a 2.5 X 25 foot utility anchor easement located on the southeasterly corner of said lot.

unimproved ( )
This is improved (XX) property, known as 713 Albany Drive, Hermitage, Tennessee 37076
(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 seised 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 18th. day of December, 19 81

Vicki E. Ramey

Thomas R. Ramey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki E. Ramey and husband Thomas R. Ramey

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 18th. day of December 19 81

Commission expires 4/21/85

Patricia E. Clark
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

G 72751

WARRANTY DEED

FROM
Vicki E. Ramey and husband
Thomas R. Ramey

TO
James Gray Padfield Sr. and wife,
Carolyn W. Padfield

IDENTIFICATION REFERENCE

DEC 21 10 39 AM '81
REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5832 PAGE 666

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
			66560.57-	CO
			173.16	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	179.66-
4021	A	12/21/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 2 7 5 1

IDENTIFICATION REFERENCE

DEC 21 10 39 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 858900