ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Allan Fields Ramsaur	Same	105- 10
(NAME) 744 Benton Avenue	(NAME)	Par 229 Js
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6076 PAGE 752

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged, the said GRANTEES, agree to assume and pay the unpaid balance of a note executed by James Frank Donnelly, an Unmarried person, to Larry Weinberg, Trustee, of record in Book 5057, Page 60, Register's Office for Davidson County, Tennessee, to secure payment to Realty Mortgage, Inc. the principal sum of $32,900.00, said note was dated August 9, 1976.

WILLIAM CLARK CONN, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said ALLAN FIELDS RAMSAUR AND WIFE, JIMMIE LYNN RAMSAUR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 and 2 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Book 332, Page 37, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 100 feet on the northerly side of Benton Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Clark Conn by deed from James Frank Donnelly, of record in Book 5878, Page 287, Register's Office for Davidson County, Tennessee.

1983 taxes have been assumed by said Grantees.

H 5 4 4 0 7

IDENTIF. REFERENCE

JUN 16 10 24 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 744 Benton Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of June, , 19 83.

Wm Clark Conn

William Clark Conn

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6076 PAGE 753

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Clark Conn

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 15th day of June, 19 83.

My commission expires Sept. 25, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 93,100.00
This is equal to or greater than the property would bring at a ~~fair~~ and voluntary sale.

Allan Fields Ramsaur

Sworn to and subscribed before me
this ~~15th~~ day of ~~June~~, 19~~83~~.

My commission expires Sept. 25, 1983 Notary Public

This instrument was prepared by:
William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219

Name	Address

WARRANTY DEED

FROM
William Clark Conn

TO
Allan Fields Ramsaur et ux,
Jimmie Lynn Ramsaur

FILE TICOR TITLE INSURANCE COMPANY

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6076 PAGE 754

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

93100.00- CO
242.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 248.56-
5439A06/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 4 0 7

IDENTIF. REFERENCE

JUN 16 10 14 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 956702