This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Vernon Ransom et ux | same | 81 16 151 |
| (NAME) | (NAME) | 02W 02775 |
| 1029 Cheatham Place | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 6182 PAGE 150 |
| Nash - Tenn | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

Mail

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ( $10.00 ) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, ALYCE BOOZE and husband, JAMES BOOZE,

*have this day bargained and sold, and do hereby transfer and convey unto the said* VERNON RANSOM AND WIFE, VIRGINIA RANSOM, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly parts of Lots Nos. 95 and 96 in McGavock's Plan of Lots, as of record in Book 21, page 23, Register's Office for said County.

Beginning at a point on the southerly margin of Cheatham Street, at the northwest corner of a lot formerly owned by Alice B. Smith and later by Mrs. Veola Hayes, and running thence along the line of said lot back 94 feet more or less to the center of the end of a 12 foot alley, being the corner of a lot sold by Allen G. Smith, to J. A. Cook; thence westwardly along the line of said Cook's lot 52 feet more or less to the line of a lot formerly belonging to Caroline Seibert; thence along the said line of Caroline Seibert 87 1/2 feet more or less to the south margin of Cheatham Street; thence along the line of said Cheatham Street, eastwardly 54 feet more or less to the beginning.

Being the same property conveyed to Alyce Booze by deed from May Frances Sharp and Emma Lee Gardner of record in Book 6163, page798, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,700.00

Subscribed and sworn to before me, this the 18th day of November 19 83

Affiant /s/ Alyce Booze /s/ James Booze

My commission expires: _____ (Affix Seal)

Notary Public /s/ Kathleen Bullock

This is unimproved (XX) improved ( ) property, known as 1029 Cheatham St. (House Number) (Street) Nashville, TN 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* Vernon Ransom and wife, Virginia Ransom, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vernon Ransom and wife, Virginia Ransom, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand this 18th day of November, 1983, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ James L Booze
James Booze

/s/ Alyce Booze
Alyce Booze

11/28 13.52 5133

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Alyce Booze and husband, James Booze

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

*Witness my hand and official seal at* Nashville, Tennessee *this* 18 *day of* November, *19* 83

Notary Public

*Commission expires* My Commission Expires JULY 18, 1987

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* .....

FELIX A. DAVIS
REGISTER
DAVIDSON COUNTY, TN

NOV 28 11 50 AM '83

IDENTIF. REFERENCE

96849

**WARRANTY DEED**

FROM
ALYCE BOOZE
TO
VERNON RANSOM ET UX

Compliments of
**Madison Title Company**
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS
C-20924

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 6182 PAGE 152

RECEIVED OF _____

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 |
|---|---|---|---|---|

2700.00- CAMT.
7.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 13.52-
5133A11/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H88496

IDENTIF. REFERENCE

Nov 28 11 51 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 995877