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BUF 30

FORM NO. WD-1

7520

09/04/84 455.26 CHECK#

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IDENTIFICATION

SEP 4 1 51 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

BOOK 6373 PAGE 750

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,557.43

Jean L. Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Ramsey, etux (NAME)	Metropolitan Federal Savings and Loan Association (NAME)	
425 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	116-11-33
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	BM-3855

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, David W. Newell and wife, Ann D. Newell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Ramsey and wife, Jean L. Ramsey

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 the 7th formerly the 11th Civil District of Davidson County, Tennessee, being The northerly 165 feet front and 130 feet rear of Lot No. 20 of Block "D" on the Plan of Honeywood Subdivision of the Malone Estate, not of record more fully described as follows:

Beginning on the westerly margin of Sunnyside Drive at the northeast corner of the property conveyed to Frank P. Bachman and wife, by deed from Thomas H. Malone, et al of record in Book 855, page 490, Register's Office for said County; thence with said Bachman's northerly line westwardly 189 feet 1 inch to the easterly line of Lot No. 1 thence with said line, northwardly 130 feet to the common corner of lots nos. 1, 2, 19 and 20; thence with the line between lots nos. 19 and 20, eastwardly 168 feet 2 inches to the westerly margin of Sunnyside Drive; thence with said Drive, southwardly 165 feet to the beginning, according to a survey by W. B. Southgate, Surveyor, July, 1931, and updated by John Kohl, dated February 14, 1980.

Being the same property conveyed to David W. Newell and wife, Ann D. Newell by deed from Lacy M. Shockley, unmarried, of record in Book 5990, page 927, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Metropolitan Federal Savings and Loan Association, of record in Book 6177, page 884, Register's Office for Davidson County, Tennessee, and*

(continue on back)

unimproved ( )
This is improved (X) property, known as 425 Sunnyside Drive, Nashville, Tennessee 37205
(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 our hand s this 31st day of August, 1984

David W. Newell

Ann D. Newell

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 David W. Newell and wife, Ann D. Newell

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 31st day of August 19 84

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

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

WARRANTY DEED

FROM
David W. Newell and wife,
Ann D. Newell

TO
Robert C. Ramsey and wife,
Jean L. Ramsey

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

*also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

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

172557.43- CAMT.
448.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 455.26-
7520A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 3 3 2

IDENTIF. REFERENCE

SEP 4 1 51 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066135