This instrument was prepared by Albert P. Marks, of the Law Firm of Marks, Marks & Shell, 114 South Second Street, Clarksville, Tennessee 37040.

Owner:
Mail Tax Statements To: Map 117-4
Par. 74x

W. T. Ramsey
1711 Sweetbriar Avenue
Nashville, TN 37212

Mail

HARRIS HARPEL

TO: ASSUMPTION DEED

SUSAN TAYLOR, ET AL

BOOK 6490 PAGE 893

FOR THE CONSIDERATION HEREINAFTER SET OUT, HARRIS HARPEL, as Grantor, has this day bargained and sold and does hereby sell, transfer and convey unto the Grantees, SUSAN TAYLOR and WILLIAM T. RAMSEY, as equal tenants in common, their heirs and assigns forever, her undivided one-third (1/3) interest in the following described real estate, together with any and all improvements thereon and all appurtenances thereto appertaining, situated in the City of Nashville, Davidson County, Tennessee, to-wit:

> BEING the easterly half of Lot No. 261 on the plan of Belmont Land Co.'s Plan known as Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said property fronts 50 feet on the southerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.
>
> This being the same property conveyed to Grantor and Grantees by deed from Jeffrey A. Silbar, of record in Book 5994, page 340, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said undivided one-third (1/3) interest in said real estate, together with any and all improvements thereon and all appurtenances thereto appertaining, unto the Grantees, SUSAN TAYLOR and WILLIAM T. RAMSEY, as equal tenants in common, their heirs and assigns forever.

SUBJECT to the terms and conditions as shown on the aforementioned described plan of record, and SUBJECT to any restrictive covenants of record in said Register's Office, THE GRANTOR COVENANTS that she is lawfully seized and possessed of said undivided one-third (1/3) interest in said real estate, that she has a good and lawful right to convey the same, that it is unencumbered EXCEPT AS HEREINAFTER SET OUT, AND SUBJECT THERETO, she will

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forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows:

(1) A valuable cash consideration, cash in hand paid by the Grantees, the receipt of which is hereby acknowledged by the Grantor; and,

(2) The assumption by the Grantees herein of one certain deed of trust dated January 17, 1983, and filed for record January 18, 1983, in the Register's Office for Davidson County, Tennessee, in Trust Deed Book 5994, page 343, which deed of trust secures a note in the original principal amount of $65,600.00, payable to Dominion Bancshares Mortgage Corporation and later assigned to Gill Company, which debt the Grantees herein assume and agree to pay as part payment of the purchase price. The Grantees assume and agree to pay the present balance owing on said indebtedness as part of the consideration of this conveyance, commencing with the payment due January 1, 1985. The escrow account held in connection with this loan is hereby transferred to the Grantees in a current condition.

The GRANTEES herein further join in the execution of this instrument for the express purpose of agreeing to pay the present balance owing on said indebtedness commencing with the payment due January 1, 1985. GRANTEES further agree to all the terms and conditions contained in the aforementioned deed of trust and further agree to forever save harmless the GRANTOR from making any further payments on said indebtedness.

In the event the GRANTEES default in any monthly payment of the indebtedness owing to Dominion Bancshares Mortgage Corporation, which was later assigned to the Gill Company, which indebtedness and deed of trust have been assumed by the GRANTEES as stated in Item 2 above, notice shall be given at once to the GRANTOR, and the GRANTOR shall have the right, but not the obligation, to make such monthly payments on behalf of the GRANTEES. Any such payment made by the GRANTOR for the GRANTEES as aforesaid shall become secured by a lien on the real estate herein conveyed; and if such payments are not reimbursed to the GRANTOR within thirty (30) days, the GRANTOR may proceed to foreclose said lien in the manner prescribed by law, bid at sale, and make a deed free and clear of the statutory right of redemption, homestead and all other statutory rights of GRANTEES, all of which are hereby expressly waived. The lien of this provision shall not be effective as to any purchaser of the property without notice unless notice of said lien is filed for record in the Lien Book of the Register's Office for Davidson County, Tennessee. The proceeds of such sale shall be applied to the cost thereof, the amount due the GRANTOR, with the balance, if any, being paid to the GRANTEES.

POSSESSION is to be given on or before January 1, 1985.

IN WITNESS WHEREOF, we have hereunto affixed our signatures on this the 8th day of November, 1984.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 25,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF February 1985.
Deputy Register

Harris Harpel
HARRIS HARPEL

GRANTOR

Susan Taylor
SUSAN TAYLOR

William T. Ramsey
WILLIAM T. RAMSEY

GRANTEES

STATE OF TENNESSEE

BOOK 6490 PAGE 885

COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public in and for said County and State, HARRIS HARPEL, one of the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office on this the 8th day of November, 1984.

NOTARY PUBLIC

My Commission Expires: 11-16-87

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, SUSAN TAYLOR and WILLIAM T. RAMSEY, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office on this the 27th day of December, 1984.

Albert F. Moore
NOTARY PUBLIC

My Commission Expires: January 20, 1985

I 8246 2

IDENTIF. REFERENCE

FEB 11 9 34 AM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6490 PAGE 886

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

26000.00- CAMT.
65.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 74.50-
0428A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8246 2

IDENTIF. REFERENCE

FEB 11 3 34 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107848