SEND TAX BILLS TO:

J.P. RAMSEY
4821 Belmont Park Terrace
Nashville, Tenn 37215

This Instrument Prepared By:

DAVID W. KIOUS
Attorney at Law
P.O. Box 1336
Murfreesboro, TN 37133-1336

Map 117-16
Par. 202 Jo

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, B. L. DOUTHITT and wife, EVA M. DOUTHITT, have bargained and sold and do hereby transfer and convey unto J. P. RAMSEY and wife, ELIZABETH RAMSEY, their heirs and assigns, certain tracts or parcels of real estate located and situated in the ___ Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BOOK 6771 PAGE 396

PARCEL ONE

BEING the northerly part of Lot No. 8 on the Map of S. F. Morrow and C. D. Morrow's Subdivision, as of record in Book 332, page 86, of the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of the Granny White Pike, the common corner of Lot Nos. 7 and 8; thence eastwardly with the dividing line between said lots 180 feet to a point; thence southwestwardly and parallel with the easterly margin of the Granny White Pike 70 feet, more or less, to a point in the north line of a 6 foot strip of land conveyed to J. R. Jones and wife, by deed from S. F. Morrow and wife, of record in Book 774, page 168, said Register's Office; thence westwardly with the northerly line of the above mentioned 6 foot strip 180 feet to a point in the East line of the Granny White Pike; thence northeastwardly with the easterly margin of said pike 70.1 feet, more or less to the beginning.

Being the same property conveyed to B. L. Douthitt and wife, Mellie Gent Douthitt by deed of record in Book 1082, page 248 of the Register's Office of Davidson County, Tennessee. Mellie Gent Douthitt is now deceased having left all of her interest in said property to her husband. B. L. Douthitt has now married Eva M. Douthitt.

This property is subject to the Restrictive Covenants of record in Deed Book 1081, page 380 of the Register's Office of Davidson County, Tennessee.

PARCEL TWO

BEGINNING at an iron pin in the common line between Lots 7 and 8, said pin being located South 80° 21' 25" east, 180.00 feet from the northwest corner of Lot 8;

Thence with the line between Lots 7 and 8, South 80° 21' 25" East 14.02 feet to a pin at the face of a wall, said pin being in the west line of Lamont McDonald;

Thence with McDonald South 11° 30' 28" West, 64.20 feet to an iron pin corner common with Arree Yourree in the West line of McDonald;

Thence with Youree, North 80° 23' 30" West, 39.85 feet to an iron pin corner, the southeast corner of tract 1, in the north line of Youree;

Thence with the east line of Tract 1, North 33° 09' 16" East, 70.00 feet to the point of beginning. Containing 0.040 acres, more or less.

Being the same property conveyed to B. L. Douthitt by Quitclaim Deed of record in Book 6713, page 574 of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and except for the 1985 property taxes.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 21 day of November, 1985.

B. L. DOUTHITT

EVA M. DOUTHITT

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

On this 21 day of November, 1985, before me personally appeared B. L. DOUTHITT and wife, EVA M. DOUTHITT, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL this the 21 day of November, 1985.

NOTARY PUBLIC

My Commission Expires: 7-8-88

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant J. P. Ramsey

Sworn to and subscribed before me this 21 day of November, 1985.

Notary Public
My Commission Expires: 3-5-87

BOOK S71 PAGE 998

5571.

IDENTIFICATION REFERENCE

Nov 25 2 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6716 PAGE 999

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

650[illegible].00- CASH
169.50 STATE
.50 [illegible]
9.00 [illegible]
CHECK 178.00-
9952A11/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 7.2 1.

IDENTIFICATION REFERENCE

Nov 25 2 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195086