THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Mail
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William D. Ramsey, Jr. 607 Center Street Madison, TN. 37115	Same	Map 52-3 Parcel 109

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees of two certain Notes and Deeds of Trust as follows, to-wit: (1) Note and Deed of trust from William Douglas Ramsey to Michael W. Edwards, Trustee, to secure to Transouth Financial Corporation the payment of one note dated June 24, 1983 in the original principal amount of $28,271.63, with the interest under the terms and provisions provided therein, of record in Book 6083, page 294, Register's Office, Davidson County, Tennessee, and (2) Note and Deed of Trust from William D. Ramsey and wife, Celeste D. Ramsey,to D. J. Brewer, Trustee, to secure to Old Hickory Employees Credit Union the payment of one note dated December 12, 1985, in the original principal amount of $51,776.41, with the interest under the terms and provisions provided therein, We, WILLIAM DOUGLAS RAMSEY, JR., a/k/a WILLIAM D. RAMSEY, JR. and wife, CELESTE D. WILLIAMS, hereinafter referred to as "GRANTORS", have bargained and sold and by these presents do transfer and convey unto A partnership composed of WILLIAM D. RAMSEY, JR. and wife, CELESTE D. RAMSEY, jointly owning a 50% partnership interest and GEORGE J. MURPHY and wife, PATRICIA K. MURPHY, jointly owning a 50% partnership interest, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 of Block A on the unrecorded plan of Home Acres Subdivision, described as follows:

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY PARTIES

BEGINNING at a point in the East margin of Center Street, at the corner of Lots 18 and 19; thence with the line between said lots easterly 334.7 feet to a point; thence southerly 100 feet to a corner of Lot No. 17; thence with the line between Lots No. 17 and 18, westerly 334.7 feet to the east margin of Center Street; thence with themargin of the same, northerly 100 feet to the beginning.

Being the same property conveyed to William Douglas Ramsey, Jr., by quitclaim deed from Willie D. Ramsey and wife, Aileen L. Ramsey, of record in Book 6613, page 187, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except that which appears of record.

And We, the GRANTORS, 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.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 1st day of February, 1986.

William Douglas Ramsey Jr.
WILLIAM DOUGLAS RAMSEY, JR., a/k/a WILLIAM D. RAMSEY, JR., individually and as partner

George J. Murphy
GEORGE J. MURPHY, partner

Celeste D. Ramsey
CELESTE D. RAMSEY, individually and as partner

Patricia K. Murphy
PATRICIA K. MURPHY, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM DOUGLAS RAMSEY, JR. and wife, CELESTE D. RAMSEY, the bargainors, 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 this the 1st day of February, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM D. RAMSEY, JR. and wife, CELESTE D. RAMSEY and GEORGE J. MURPHY and wife, PATRICIA K. MURPHY, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners in the partnership, the within named bargainors, and that they as such partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal this the 1st day of February, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

George J. Murphy
Affiant

Sworn to and subscribed before me this the 1st day of February, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

76270

IDENTIFICATION REFERENCE

FEB 18 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6783 PAGE 469

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- CRNT.	
			169.00 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 179.50-	
			4974A02/18/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7: 6: 2 0

REFERENCE

IDENTIFI[illegible]

9 00 AM '86

FEB 18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219497