Mail

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

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William D. Ramsey, Jr.,	Collateral Investment Co.	Map 52-3
604 Center Street	2100 First Avenue North	Parcel 103
Madison, Tn. 37115	Birmingham, Ala. 35203	11D-44000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by William D. Ramsey, Jr. and wife, Celeste D. Ramsey to P. E. Davis, Trustee, to secure Collateral Investment Company one note dated December 30, 1982 in the original principal amount of $29,750.00, of record in Book 5990, page 429, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume in full and hold Grantors harmless from same, We, WILLIAM D. RAMSEY, JR. and wife, CELESTE D. RAMSEY, hereinafter referred to as the "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 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 Davidson County, Tennessee, being Lot No. 15, Block B on the Map of Homeacres, not of record and described according to a plan made by Blanchard and Parrish, Engineers as follows:

BEGINNING at a point in the west margin of Center Street at the common corner of Lots Nos. 14 and 15 of said block; thence west along the line between said lots, 225 feet to the corner of Lots 13 and 15; thence south with the line between said lots, 100 feet to the common corner of Lots Nos. 12, 13, 15 and 16; thence east along the line between Lots 15 and 16, 225 feet to the point of beginning.

Being the same property conveyed to William D. Ramsey, Jr. and wife, Celeste D. Ramsey, by deed from Lillie May

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY PARTIES

Lemmons, of record in Book 5990, page 426, 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 they 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 D. Ramsey Jr.
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 D. 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.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Diane M. Catley
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 $60,000.00.

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

7.6271.

IDENTIFICATION REFERENCE

FEB 10 9 00 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6783 PAGE 473

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
			60[illegible].00- CONT.	
			156.00 COTAX	
			.50 PRFE	
			9.00 MISC	
			CHECK	165.50-
4975A02/18/86 SAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6271

IDENTIFICATION REFERENCE

FEB 18 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219498