BOOK 7383 PAGE 401

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 1987

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Lon Tabor (NAME)	Fidelity Federal Savings and Loan (NAME)	MAP 84-8
3235 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 12
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	03DZ43524

FOR AND 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, Robert L. Ramsey and wife, Joyce M. Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lon Tabor and wife, Anna J. Tabor

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:

BEING Lot No. 8 on the Plan of Sunny Acres, Section 1, of record in Plat Book 2663, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Ramsey and wife, Joyce M. Ramsey, by deed from Ruth Gilliland and Vivienne Mabe, of record in Book 5158, page 924, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2691, Page 523 Book 2701, page 577, Register's Office for said County.

This conveyance is subject to a Sewer Easement of record in Book 5002, page 262, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Robbie S. Bennett and husband, William Lee Bennett, to Albert Wm. Johnson, Trustee, for Dobson & Johnson, Inc., dated May 18, 1973, and filed for record in Book 4710, Page 467, Register's Office for said County, with an unpaid principal amount of approximately $31,607.76, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is (unimproved ( ) improved XX) property, known as 3235 McGavock Pike, Nashville, TN 37214 (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 heir 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 covey 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 19th day of October, 1987

Joyce M. Ramsey

Robert L. Ramsey

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Ramsey and wife, Joyce M. Ramsey

the bargainor ~~S~~ they, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 19 87.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Robert L. Ramsey
Joyce M. Ramsey

TO

James Lon Tabor
Anna J. Tabor

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

75743

IDENTIFICATION REFERENCE

Oct 21 9 52 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			93500.00-	CAMT.
			261.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	268.30-
				.00
4767A	10/21/87		BAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.7.4.3

IDENTIFICATION REFERENCE

Oct 21 9 52 AM '87

DAVIDSON COUNTY, TN

No. 28162