THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
mail
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

BOOK 7815 PAGE 68

WARRANTY DEED

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. NO. |
|---|---|---|
| DAISYE S. RAMSAY<br>RAMSAY PROPERTIES<br>P. O. Box 262<br>Madison, TN 37116-0262 | NEW OWNER | 26-5<br>129<br><br>GO 07563 |

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 which is hereby acknowledged, CHARLES GALBREATH, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto DAISYE S. RAMSAY, a one-half undivided common interest and RAMSAY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF REBECCA RAMSAY BROWN A/K/A REBECCA RAMSAY, SAMMIE RAMSAY PARKS A/K/A SAMMIE RAMSAY, AND SARA RAMSEY HUNTER, a one-half undivided common interest, hereinafter referred to as the "GRANTEE", their heirs, successors and assigns, all of that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, and described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lots Nos. 16 and 17 of Block "J" on the Map of Roscoe Place, 4th Addition, as of record in Book 843, page 74, Register's Office for said County.

SAID Lots front 50 feet each on the north side of Francis Street and run back between parallel lines, Lot 16 running back along the easterly margin of Hudson Avenue 150 feet to a dead line.

BEING the same property conveyed to CHARLES GALBREATH BY Quitclaim Deed from R. Ray Galbreath, Trustee, of record in Book 7609, page 52, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, as follows:

1. Taxes, State, County and City of Goodlettsville, for the year 1989, which have been prorated between the parties and assumed by the GRANTEE herein.

2. Those matters as they appear on the Plan of record in Book 843, page 74, Register's Office for said County.

And GRANTOR further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to

the said land to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

JOYCE L. GALBREATH, spouse of the GRANTOR, joins in the execution of this Deed to convey any and all of her right, title and interest she may have in and to the property herein described, marital or otherwise; however, she shall not be liable for any of the warranties hereinabove recited.

WITNESS our hands on this the 31st day of MARCH, 1989.

CHARLES GALBREATH

JOYCE L. GALBREATH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES GALBREATH AND WIFE, JOYCE L. GALBREATH, 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 31st day of MARCH, 1989.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

* * * * * * * * * *

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of MARCH, 1989.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

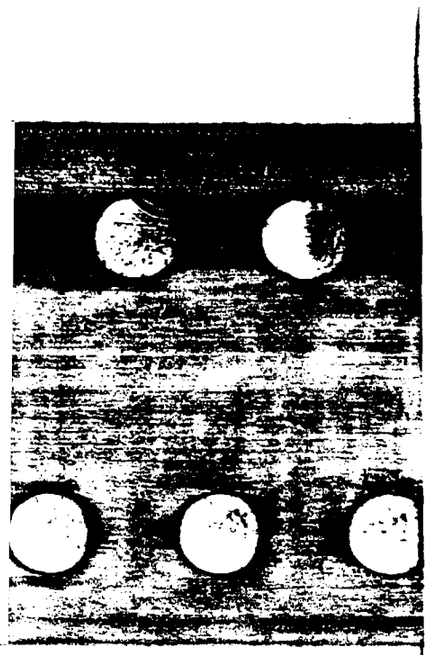
24153

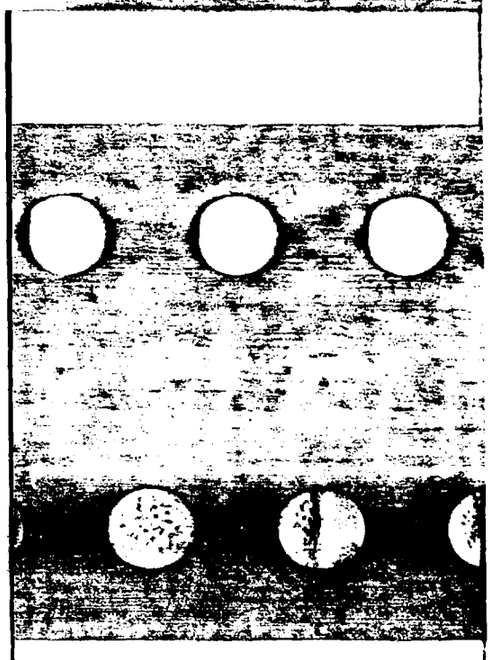
IDENTIFICATION REFERENCE

APR 12 10 11 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

4885 04/12 0101 03CHECK 376-10





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

RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 70

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 112000.00
CON TX 369.60
PRFEE 0.50
WDEED 6.00
TOTAL 376.10
CHECK 376.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/12/89 01 10:13 0001 4885

24153

IDENTIFICATION REFERENCE

APR 12 10 11 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 199279