This instrument was prepared by:
Farrar & Holliman, Attorneys at Law,
P.O. Box 280, Lafayette, TN 37083
based upon information provided by
Sellers/Grantors. The preparers of
this instrument make no warranties
as to title, ownership, the existence
of liens or encumbrances, tax
liabilities, zoning ordinances,
boundary lines, or any other
representations relative to the
property described herein.

MAP 5316
PARCEL 97

BOOK 9129 PAGE 575

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Five Hundred and 00/100 ($13,500.00) Dollars, Cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Mary Lou S. Ramsey** have bargained and sold, and by these presents do transfer and convey unto the said **Charles K. Donoho and wife Joyce A. Donoho**, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, Tn. as Follows:

Land in the 4th civil District of Davidson County, Tennessee, being parts of Lots 6 and 7 on the unrecorded plan of Life and Casualty Insurance Company's Subdivision, described according to a copy of a survey made by N. G. Jenkins, Surveyor, dated Jan. 19, 1960, as follows:

BEGINNING at an iron spike in the centerline of Pitts Avenue, being 75 feet more or less west of an iron spike at the original northeast corner of James Property; thence South 16 degrees 48' West 261 feet to an iron spike in the north line of the land that was conveyed to Eugene E. Davis and wife, by deed in Book 2879, page 227, Register's Office for said County; thence along Davis' north line, north 61 degrees west 200 feet more or less to an iron pipe; thence north 15 degrees 48' East 241 feet more or less to an iron spike in the centerline of Pitts Avenue; thence with the centerline of the same, easterly 200 feet more or less to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at an iron spike in the center line of Pitts Avenue being 75 feet more or less west of an iron spike at the original northeast corner of James property, thence south 16 degrees 48 minutes West 261 feet to an iron spike in the north line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 277, Registers's Office for Davidson county, Tennessee thence along Davis' north line north 61 degrees west 100 feet more or less thence northeastwardly 251 feet more or less to the centerline of Pitts Avenue, thence with the centerline of Pitts Avenue 100 feet more or less to the point of beginning.

This conveyance is subject to any and all existing easements of record including but not limited to a 15 foot permanent easement across a portion of the Mary Lou Ramsey property; said easement being northeast of and adjacent to the southwesterly line of the aforesaid lot, said easement extending from the southeasterly line, northwestwardly 35 feet, more or less, to a point in the aforesaid lot.

This being the same property conveyed to James H. Ramsey and wife, Mary Lou S. Ramsey by deed from Pearl D. York dated March 26, 1970 and recorded in Deed Book 4407 page 201 Register's Office for Davidson County, Tennessee.

The said James H. Ramsey and Mary Lou S. Ramsey were divorced and Mary Lou S. Ramsey became sole owner of the property by Final Decree recorded in Book 7642 page 256 in Davidson County.

This legal description is the same as in the previous deed of record.

Possession: with deed

BOOK 9129 PAGE 576

1993 taxes are to be prorated.

Grantee's address :3026 Lake Shore Drive
TAX Bills! Old Hickory, TN 37138 Mail

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said **Charles K. Donoho and wife Joyce A. Donoho**, their heirs and assigns, forever. And I do covenant with the said **Charles K. Donoho and wife Joyce A. Donoho** that I am lawfully seized and possessed of said land in Fee simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **Charles K. Donoho and wife Joyce A. Donoho**, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of October, 1993.

Mary Lou Ramsey.
MARY LOU RAMSEY

STATE OF Tennessee

COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **MARY LOU RAMSEY** the bargainor(s), with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lafayette, Tn. this the 16th day of October, 1993.

Opal Webb
NOTARY PUBLIC

NOTARY PUBLIC MACON COUNTY

MY COMMISSION EXPIRES: 1-23-1994

I, or we hereby swear of affirm that the actual consideration for this transfer of value of the property transferred whichever is greater is $13,500.00, which amount is equal to of greater than that amount which the property transferred would command at a fair voluntary sale.

Charles K Donoho
AFFIANT

Subscribed and sworn to before me this _____ day of _____, 19__.

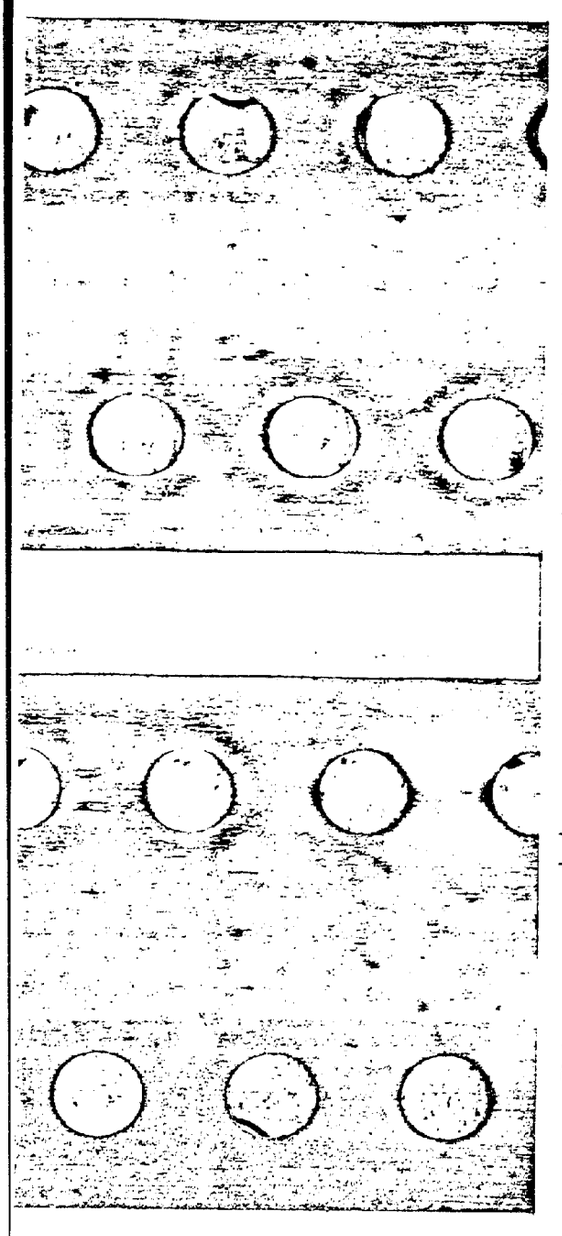
REGISTER OR NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00
Charles K. Donoho
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Oct. 1993.
D. Edwards
Deputy Register

93 OCT 28 AM 10:03
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

10/28/93 0101 08CHECK 58.95

78849
IDENTIF. ▲ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9129 PAGE 577

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
			CAMT	13500.00
			CON TX	49.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	58.95
			CHECK	58.95
10/28/93	01		10:04 0001	6994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78849 IDENTIF. ↑ REFERENCE

93 OCT 28 AM 10:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 714808