Davidson County DEEDWARR
Recvd: 05/17/01 10:07 2pgs
Fees:11.00 Taxes:961.54
20010517-0051078

FILE BOX 57

# GENERAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Reginald N. Ramsey, and wife<br>Allison Wilds Ramsey<br>810 Lynwood Boulevard<br>Nashville, TN 37205 | Same | Map 130-11-0<br>Parcel 45.00 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Wilds as to an 82.5% interest as tenant in common**, and **Allison Wilds Ramsey (formerly Allison Everhart), as to a 17.5% interest as tenant in common,** (the "Grantors"), has bargained and sold, and by these presents do transfer and convey unto **Reginald N. Ramsey, Jr. and wife Allison Wilds Ramsey** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Lynwood Boulevard, the common corner of Lots 14 and 15; thence with the line between said lots easterly 250 feet to a point; thence southerly 100 feet to a point, the common corner of Lots 15 and 16; thence with the line between said lots westerly 250 feet to the easterly margin of Lynwood Boulevard; thence with the margin of said Boulevard, northerly 100 feet to the beginning.

Being the same property conveyed to David M. Wilds, as to a 82.5% interest as tenant in common with Allison Everhart as to a 17.5% interest as tenant in common by Warranty Deed from Lawson C. Allen and wife, Mary Lauren Allen recorded as Instrument No. 200009010086950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for 2001, a lien not yet due and payable, which are assumed by the Grantee..

**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 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 the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the undersigned have executed this General Warranty Deed as of May 16, 2001.

David M. Wilds

**David M. Wilds**

Allison Wilds Ramsey

**Allison Wilds Ramsey**
**(Formerly Allison Everhart)**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David M. Wilds**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, on this the 16th day of May, 2001.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Allison Wilds Ramsey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, on this the 16th day of May, 2001.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $259,875.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2001.

Patty J. Welch
Notary Public

My commission expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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