BOOK 4931 PAGE 754

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$ 46,000.00 James T. Ragsdale Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 19 76

Earline T. Neela
Notary Public

MY COMMISSION EXPIRES: 1/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Ragsdale (NAME)	Mortgage Associates, Inc. (NAME)	15DA 17008
4409 Soper Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	132-9
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	38

FOR AND IN 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, Charles H. Moody and Elizabeth T. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Ragsdale et ux Marsha Ragsdale

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 the southerly 15 feet of Lot No. 7 and the northerly 80 feet of Lot No. 8 on the Map showing the subdivision of certain lots in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office, Davidson County, Tennessee.

SAID part of Lots 7 and 8 front together 95 feet on the westerly side of Soper Avenue and runs back between lines 419 feet, more or less, to the easterly line of the J. H. Schey Property, measuring 95 feet thereon.

BEING the same property conveyed to Charles H. Moody etux Hilda Moody, a 1/2 undivided interest, as tenants by the entirety, and Elizabeth T. Baird, a 1/2 undivided interest, by deed of record in Book 4367, Page 58, Register's Office, Davidson County, Tennessee.

THE said Hilda Moody is now deceased.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 4409 Soper Avenue (House Number) (Street) Nashville, TN 37204 (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 heirs 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 convey 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 21ST day of JANUARY, 19 76

Charles H. Moody Charles H Moody

Elizabeth T. Baird Elizabeth T Baird

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Moody and Elizabeth T. Baird,

the bargainor S, 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 at Nashville, Tennessee, this 21st day of January, 1976.

Commission expires 8-29-79

D. E. Ryan
Notary Public

STATE OF TENNESSEE
Davidson County

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

D 33654

WARRANTY DEED

FROM CHARLES H. MOODY AND ELIZABETH T. BAIRD

TO JAMES T. RAGSDALE ETUX MARSHA RAGSDALE

IDENTIFICATION REFERENCE

JAN 27 9 56 AM '76

FELIX Z. W... REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

JAN 27	CONV	46,000.00			
JAN 27	S'TAX		B*	119.60	
JAN 27	PR'FEE		B*	.50	
JAN 27	W'DEED		B*	4.00	* 124.10