This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5849 PAGE 893

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Walls and Joseph T. Walls	Thomas H. Walls	118-7-115
(NAME)	(NAME) 6408 Wildwood Valley Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Brentwood, Tn. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Thomas H. Walls and Joseph T. Walls and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sarah Marie Ragsdale, formerly Sarah Marie Byrd, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas H. Walls and Joseph T. Walls, as tenants in common,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block "A" on the Plan of Berry Hills Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 18 fronts 71 feet on the northerly side of West Iris Drive and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Sarah Marie Byrd, now Sarah Marie Ragsdale by deed from Vernon G. Goodwin et ux, of record in Book 3538, page 279, Register's Office for said County.

This conveyance is subject to the plan of record in Book 1130, page 36, Register's Office for said County, which shows an Owner's Certificate, a ~~XXXXXX~~ building setback line from West Iris Drive, and a 10-foot easement for public utility purposes; ~~(and restrictions of covenants of record in Book 1627, page 148, Register's Office for said County)~~ Said setback line has been established by the City of Berry Hill as 30-feet.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00

Subscribed and sworn to before me, this the 5th day of February 19 82

Affiant Thomas H. Walls

My commission expires: 10-20-85 (Affix Seal)

Notary Public Doris L. [illegible]

unimproved (X)
This is improved ( ) property, known as 602 West Iris Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* February, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sarah Marie Ragsdale

Sarah Marie Ragsdale

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Sarah Marie Ragsdale, unmarried

the within named bargainor....., 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 Nashville, Tennessee, *this* 5th *day of* February, *19*82

Doris E. Moran *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

24032G

WARRANTY DEED

FROM

Sarah Marie Ragsdale

TO

Thomas H. Walls and
Joseph T. Walls

1649 02/08/82 00- CHECK

G 79007

IDENTIF. REFERENCE

FEB 8 9 27 AM '82

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			17500.00- CO	
			45.50 MO TX	
		VD	45.50- MO TX	
			45.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	52.00-
1649A	02/08/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 79007

IDENTIF. REFERENCE

FEB 8 9 27 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 866224