File 41

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: July 10, 1987
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ANDER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

BOOK 6109 PAGE 871

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Lee (NAME)	Same (NAME)	103-4-13
1400 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ROSE INEZ RAGSDALE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM LEE

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the West 45 feet of Lot No. 307 and the East 11 feet of Lot No. 309 of Block 16, on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID parts of said lots front 56 feet on the northerly side of Idaho Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Rose Inez Ragsdale by two deeds; one from Allie Bernard, of record in Book 1383, page 558, and by Decree, of record in Book 4228, page 54, Register's Office for Davidson County, Tennessee.

H 65090

IDENTIF. REFERENCE

AUG 9 8 56 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

08/05 97.50 - CHECK

This is improved (XX) unimproved ( ) property, known as 4406 Idaho Avenue, Nashville, Tennessee 37209
(House Number) (Street) (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 seised 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 my hand this 4th day of August, 1983

Rose Inez Ragsdale

ROSE INEZ RAGSDALE

7417

STATE OF TENNESSEE
Davidson County

BOOK 6109 PAGE 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Inez Ragsdale

the 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 4th day of August 19 83

Commission expires July 21st, 1984

Thomas D. Binkley
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM

Rose Inez Ragsdale

TO

Jim Lee

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6109 PAGE 873

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
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
7447A08/05/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H650900

IDENTIF. REFERENCE

AUG 9 8 56 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 969023