#3104

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*
GEORGE E. MUDTER, JR., ATTY.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6242 PAGE 935

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Metropolitan Housing II, Ltd. (NAME) | Leader Federal Savings & Loan Association (NAME) | 83-7 |
| 25th Floor, Box 96 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3410 (STREET ADDRESS) | 336 |
| First American Center<br>Nashville, Tennessee 37238 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38103 (CITY) (STATE) (ZIP) | 15DA- 39806 |

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,

JOE A. RAGSDALE and wife, DORTHA M. RAGSDALE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO METROPOLITAN HOUSING II, LTD.,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 18, on the Plan of Eastland Oaks, Section 2, as of record in Plat Book 4860, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe A. Ragsdale and wife, Dortha M. Ragsdale, by deed of record in Book 6193, page 507, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Grantee; (2) Deed of Trust of record in Book 6191, page 516; and (3) All matters appearing on the plan of record in Plat Book 4860, page 9, said Register's Office.

10677.9

IDENTIF. REFERENCE

MAR 6 8 44 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 2331-33 Oak Court, Nashville, Tennessee, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of March, 19 84.

Joe A. Ragsdale
JOE A. RAGSDALE

Dortha M. Ragsdale
DORTHA M. RAGSDALE

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6242 PAGE 936

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Ragsdale and wife, Dortha M. Ragsdale the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 84.

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,988.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1984

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

7648 03/06 139.10- CHECK

WARRANTY DEED

FROM

JOE A. RAGSDALE and wife,

DORTHA M. RAGSDALE

TO

METROPOLITAN HOUSING II, LTD.

FILE BOX 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 6242 PAGE 937

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 |
|---|---|---|---|---|

50980.64- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 139.10-
7648A03/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10.67.79

T
IDENTIF. REFERENCE

MAR 6 8 44 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17715