ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BETTY J. RAGSDALE (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 85-14
110 Guill Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2628 (STREET ADDRESS)	Par 11 Js
Nashville, TN. 37214 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6425 PAGE 712

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND PIAD BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE,

FRANK A. FLEMING AND WIFE, DIANE FLEMING, HEREINAFTER CALLED THE GRANTORS —

have bargained and sold, and by these presents do transfer and convey unto the said BETTY J. RAGSDALE AND HUSBAND, EDGAR F. RAGSDALE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF GUILL HEIGHTS, AS OF RECORD IN BOOK 2854, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK A. FLEMING AND WIFE, SABINE B. FLEMING BY DEED FROM ROBERT A. CHADWELL AND WIFE, MARGARET B. CHADWELL, AS OF RECORD IN BOOK 5571, PAGE 96, SAID REGISTER'S OFFICE. THEY HAVING SINCE DIVORCED AND BEING OF RECORD IN BOOK 5733, PAGE 679, SAID REGISTER'S OFFICE. GRANTOR HAS SINCE REMARRIED.
THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5571, PAGE 99, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 14 2 08 PM '84
IDENTIF. REFERENCE
I: 6 3 5 1 9

This is improved (X) unimproved ( ) property, known as 106 GUILL COURT (House Number) (Street)
NASHVILLE, TN. 37214 (P. O. Address) (City or Town) (Zip Code)

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.

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 13th day of NOVEMBER, 19 84.

Frank A. Fleming
FRANK A. FLEMING

X Diane Fleming
DIANE FLEMING

BOOK 6425 PAGE 713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK A. FLEMING AND WIFE, DIANE FLEMING

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 13 day of NOVEMBER, 19 84.

My commission expires 10-24-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,882.21
This is equal to or greater than the property would bring at a fair and voluntary sale.

Betty J Ragsdale

Sworn to and subscribed before me
this 13 day of NOVEMBER, 19 84.

My commission expires 10-24-88 Notary Public

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name | Address

WARRANTY DEED

FROM FRANK A. FLEMING ET UX

TO BETTY J. RAGSDALE ET VIR

BROKERS ESCROW SERVICE
107 DONELSON PIKE
NASHVILLE, TENN. 37214
885-0223

mail to
William G. Traber
P. O. Box 40833
Nashville, Tenn. 37214

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

RECEIVED OF _____

FOR _____

BOOK 6425 PAGE 714

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

62882.21- CAMT.
163.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.04-
7162A11/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1635119

IDENTIF. REFERENCE

NOV 14 2 08 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085197