#4478

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELIZABETH U. RAGLAND	CITIZENS & SOUTHERN MORTGAGE	Map 104-130B
(NAME)	(NAME)	
401 Bowling Avenue, Unit #90	P.O. Box 656	Parcel 82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Tucker, Georgia 30085-0656	F.B. #7DA-71889
(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, JULIA ALLEN CALTON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH U. RAGLAND

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:

Land in Davidson County, Tennessee, being Building Site No. 82 on the Plan of Richmeade Place, Section V, as of record in Plat Book 5210, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Allen Calton by deed from Nancy Janney Massey of record in Book 6414, page 342, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 4941, page 637; amended in Book 5036, page 338; supplemented in Book 5019, page 946; Book 5094, page 473; Book 5238, page 385; Book 5408, page 210; and Book 5733, page 628; (3) By-Laws of record in Book 4941, page 689, amended in Book 5213, page 945; (4) Conveyance of common area of record in Book 5487, page 73; (5) Charter of Incorporation of Richmeade Place Homeowner's Association of record in Book 4942, page 633; and (6) All matters appearing on the Plan of record in Plat Book 5210, page 141, said Register's Office.

7.36556

IDENTIFICATION REFERENCE

FEB 4 8 20 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 401 Bowling Avenue, Unit #90, Nashville, Tennessee 37205

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 30th day of January, 19 86

~~JULIA ALLEN CALTON~~ Julia Allen Calton by Kathy Gruber

Attorney-in-Fact for the said Julia Allen Calton by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

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

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____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, or proved to me on the basis of satisfactory evidence, 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

On this 30th day of January, 1986, before me personally appeared BETTY BROTHERS, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of JULIA ALLEN CALTON, and acknowledged that she executed same as the free act and deed of the said JULIA ALLEN CALTON.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of January, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Elizabeth U. Ragland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JULIA ALLEN CALTON

TO

ELIZABETH U. RAGLAND

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			150[illegible] - DEED	
			396.00 DEED TAX	
			.50 PROBATE	
			6.00 MORTGAGE	
			CHECK	396.50-
			16[illegible]/04/86 REC	.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.36 6 5 6

IDENTIFICATION REFERENCE

FEB 4 8 29 AM '86

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 216314