file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Penny Jackson Ragsdale
5856 Beauregard Drive
Nashville, TN. 37215

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
145-06-56
FH-20754

WARRANTY DEED BOOK 6937 PAGE 247

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy D. Green, Sr. and wife, Laverne M. Green hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Penny Jackson Ragsdale hereinafter called the Grantee, Grantee's 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 Lot No. 37 on the plan of Tyne Valley Estates, Section 12, Plan of record in Book 3842, page 255, said Register's Office, described as follows:

SAID Lot No. 37 begins at a point on the northwesterly margin of the cul de sac at the easterly terminus of Beauregard Drive, said point being the common southerly corner of Lots 36 and 37; thence with the margin of said Drive northwardly 10 feet to a concrete monument on said margin; thence with a 25 foot radius curve to the right and with said margin 78.5 feet to a concrete monument on said margin; thence continuing with a curve to the left with a 300 foot radius 17 feet to a power pole on said margin; thence north 75 degrees 26 minutes east 275.84 feet to a point; thence north 10 degrees 07 minutes east 32.1 feet to a concrete monument; thence north 87 degrees 37 minutes west 20 feet to a concrete monument; thence north 3 degrees 20 minutes east 407.1 feet to a concrete monument; thence south 79 degrees 20 minutes west 206.65 feet to a concrete monument; thence south 71 degrees 11 minutes west 121.2 feet to an iron pin located at the common northerly corner of Lots 36 and 37; thence with the line between said lots in a southerly direction 396.0 feet to the point of beginning.

Being the same property conveyed to Roy D. Green, Sr. and wife, Laverne M. Green by deed from Marijohn Wilkin, unmarried of record in Book 6006, page 554, and corrected and re-recorded in Book 6009, page 996, said Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 5856 Beauregard Drive, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of August, 19 86

LaVerne M Green
Laverne M. Green

Roy D. Green Sr.
Roy D. Green, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of August, 19 86 before me personally appeared Roy Green, Sr. and wife, Laverne M. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 6937 PAGE 248

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 184,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 1st day of August, 1986.

My Commission Expires: 10-2x-88

_____
Notary Public

FELIX Z. WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Roy D. Green, Sr. and wife, Laverne M. Green

to:
Penny Jackson Ragsdale

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN
Aug 1 2 22 PM '86

IDENTIFICATION REFERENCE

27490

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25551

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

RECEIVED OF _____

FOR _____ BOOK 6937 PAGE 249

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
			184000.00-	MAMT.
			515.20	MSTAX
			.50	PRFEE
			6.00	WDEED
		VD	184000.00	MAMT.
			184000.00-	CAMT.
		VD	515.20-	MSTAX
			515.20	CSTAX
				CHECK 521.70-
			5317A08/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27460

IDENTIFICATION REFERENCE

Aug 1 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278523