BOOK 7101 PAGE 685 FORM NO. WD-1

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,370.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF January 19 87.

Notary Public

MY COMMISSION EXPIRES: 6/28/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane. Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Ragsdale and John M. Baker (NAME)	First Atlanta Mortgage Corp. (NAME)	83-10-135
721 6th AVE. S. (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street, N.E. (STREET ADDRESS)	23W-8645
NASHVILLE, TN 37203 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30308 (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, John E. Stark and wife, Kathleen M. Stark as to a one-half undivided interest and James W. Lemke and wife, Mary N. Lemke as to a one-half undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Ragsdale and John M. Baker, as tenants in common

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:

BEING Lots Nos. 276 and 277 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 276 and 277 adjoin and front together 60 feet on the southerly margin of Ordway Place, formerly Grove Avenue, and extend back 135.4 feet on the easterly line and 135.8 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to John E. Stark and wife, Kathleen M. Stark, a one-half undivided interest; and James W. Lemke and wife, Mary N. Lemke, a one-half undivided interest, from James Raymer and wife, Wanda S. Raymer of record in Book 6411, page 287, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by First Atlanta Mortgage Corporation of record in Book 5452, page 561, said Register's Office. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

8.18.43

IDENTIFICATION REFERENCE

JAN 8 4 11 PM '87

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is ( ) unimproved ( ) improved property, known as 1622 Ordway Place Nashville, TN 37206
(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 our hands this 7th day of January, 19 87

John E. Stark
John E. Stark

Kathleen M. Stark
Kathleen M. Stark

James W. Lemke by John Stark atty in fact
James W. Lemke

Mary N. Lemke by John Stark atty in fact
Mary N. Lemke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named John E. Stark, Kathleen M. Stark, James W. Lemke and Mary N. Lemke

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 19 87

Commission expires 1/21/90

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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
John E. Stark and wife, Kathleen M. Stark

James W. Lemke and wife, Mary N. Lemke

TO
Donald E. Ragsdale and John M. Baker

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

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

42370.23- RATE
110.70 STTAX
.50 PRFE
6.00 MISC
CHK 125.20-1
7043A01/08/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8184 3.

IDENTIFICATION REFERENCE

JAN 8 4 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32641