BOOK 7101 PAGE 631 FORM NO. WB-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 41,131.75

X Donald E Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1986.

Terri F. Cornelius
Notary Public

MY COMMISSION EXPIRES: 1/21/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Century 21 Real Estate Nashville, Inc. 217 Donelson Pike Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. Donald E. Ragsdale (NAME)	Banc Plus Mtg. Co. (NAME)	119-13
721-6th Ave S (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 47524 (STREET ADDRESS)	142
Nashville, TN 37203 (CITY) (STATE) (P O ZIP)	San Antonio, TX 78265-6020 (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~~ I, Judith M. Cornelius, a single person

HEREINAFTER CALLED THE GRANTORS~~X~~ 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 Lot # 42 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Judith M. Cornelius, a single person, by deed from John R. Tarver and wife, Sharon D. Tarver of record in Book 6622, Page 727, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by a Deed of Trust of record in Book 6190, Page 438, Register's Office for Davidson County, Tennessee in the original principal amount of $39,350.00 ~~.00~~ jfe

8 1 8 4 5

IDENTIFICATION REFERENCE

JAN 8 4 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 511 W. Timmons Nashville, Tennessee 37211
(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 unincumbered 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 my hand this 31st day of December, 19 86

X Judith M Cornelius
Judith M. Cornelius

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 Judith M. Cornelius, a single person

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1986

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

Mail century 21

WARRANTY DEED

FROM
Judith M. Cornelius

TO
Donald E. Ragsdale and
John M. Baker

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

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

RECEIVED OF _____

FOR _____

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CC - 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
			41 39.75- CAPIT.	
			115.00 CSTAX	
			.50 PRFEE	
			6.00 MORTX	
			CHECK 121.50-	
			7045A01/88/07 TAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81845

IDENTIFT REFERENCE

JAN 8 4 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32643