BOOK 7206 PAGE 739

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Rebecca J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Rebecca J. Smith, Unmarried	Atlantic Coast Mortgage Company	51-10-D-106
(NAME)	(NAME)	
1425 Lewis Road	3975 University Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Fairfax, Virginia 22030	
(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, WE, C & T Development Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca J. Smith, Unmarried and Linda Gail Ragland, Married, as joint tenants with the Right of Survivorship

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:

LAND in Davidson County, Tennessee, being Unit No. 106 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for said County.

BEING Unit No. 106 on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, co-owners, and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to C & T Development Company, Inc., by deed from Dale Fox and wife, Joy Fox of record in Book 6874, page 404, and by deed of record in Book 6874, page 406, Register's Office for Davidson County, Tennessee.

I 6085

IDENTIFICATION REFERENCE

APR 17 10 03 AM '87

THELMA Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1425 Lewis Road, Madison, TN 37115
(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 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. 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 his hand this 15th day of April, 19 87

C & T Development Company, Inc.
By: [signature]
C. W. Tidwell, President

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor _____, with whom I am personally acquainted, * and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Be[illegible] the undersigned _____, a Notary Public within and for the State and County aforesaid, personally appeared C. W. Tidwell and _____ with whom I am personally acquainted * and who upon (his oath) ~~(her oath)~~ acknowledged (himself) ~~(herself)~~ to be the President and _____ respectively of the C & T Development Company, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President 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 C. W. Tidwell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 15th day of April, 19 87.

My commission expires 11-12-89

_____
Notary Public

* or proved to be on the basis of satisfactory evidence.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

C & T Development Company, Inc.

TO

Rebecca J. Smith, Unmarried and

Linda Gail Ragland, Married

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

7:50 [illegible] CAMT.
[illegible] [illegible]TAX
.50 [illegible]
6.00 [illegible]
[illegible] 336.70

5872884/17787 DAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16085

IDENTIF. REFERENCE

APR 17 10 03 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70670