BOOK 7480 PAGE 246

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,509.

James F. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 19 88.

Mary L. Alexander
Notary Public

MY COMMISSION EXPIRES: 1-19-89

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Cobb	Banc Plus Mtg. Co.	119-13
(NAME)	(NAME)	
511 Timmons Street	P. O. Box 47524	142
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	San Antiono, TX 78265-6020	
(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, Donald E. Ragsdale and John M. Baker, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Cobb

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 Donald E. Ragsdale and John M. Baker, as tenents in common by deed from Judith M. Cornelius, a single person of record Book 7101, Page 691, 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 of Davidson County, Tennessee in the original principal amount of $39,350.00.

0.8.7.8.5.

IDENTIFICATION REFERENCE

MAR 1 11 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

This is unimproved ( ) improved (X) property, known as 511 W. Timmons St. 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 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 our hands this 18th day of February, 19 88

Donald E. Ragsdale

John M. Baker

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 Donald E. Ragsdale and John M. Baker, as tenants in common

the bargainor, 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 18th day of February, 19 88.

Commission expires 1-10-89

Mary L. Alexander
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
Donald E. Ragsdale

John M. Baker

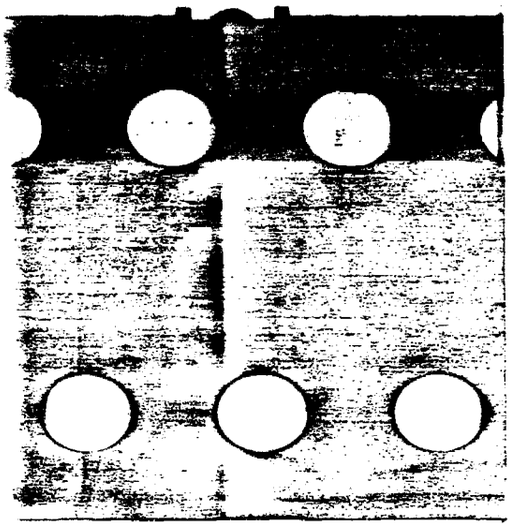
TO
James F. Cobb

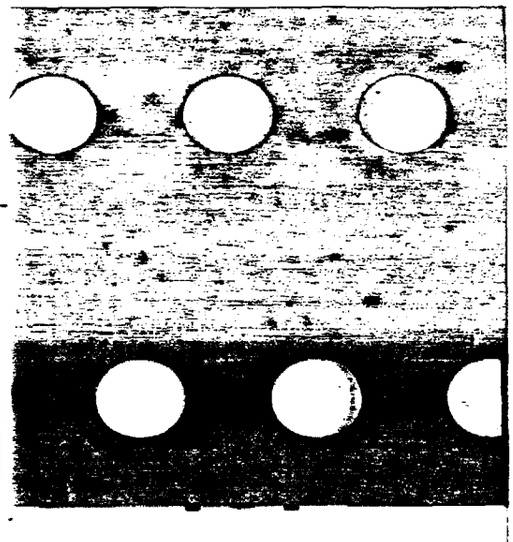
PREPARED BY:

Century 21 of Nashville
217 Donelson Pike
Nashville, Tennessee 37214

Phone:

1339 03/01 0101 03CHECK 122.70





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	41500.00
BANK	116.20
PRFEE	0.50
WDEED	6.00
TOTAL	122.70
CHECK	122.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.7.8.5. IDENTIFI REFERENCE

Mar 1 11 11 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

3/01/88 01 11:13 0001 1339

No. 66048