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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1988.

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
HAROLD R. RAGSDALE (NAME)	HAROLD R. RAGSDALE (NAME)	104-4-213
1707 Grand Avenue (STREET ADDRESS OR ROUTE NUMBER)	1707 Grand Avenue (STREET ADDRESS)	104-4-214
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (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, THOMAS MISSILDINE, EXECUTOR OF THE ESTATE OF THELMA IRENE McADOO HICKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD R. RAGSDALE

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:

TRACT I: Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly part of Lot No. 30 on the Plan of O. B. Hayes Large Lots, as of record in Book 21, page 87, Register's Office for said County.

Said art of Lot No. 30 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines, parallel with and 305 feet south of the southerly margin of Edgehill Avenue 152-1/4 feet, more or less, to an alley.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 12 on the Belmont Land Company's Subdivision of Lot No. 23, O. B. Hayes' Plan of Large Lots, as of record in Book 204, page 207, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 153-3/4 feet to an alley.

(SEE ATTACHED MARKED EXHIBIT "A")

This is unimproved ( ) improved (X) property, known as 1210 & 1212 17th Avenue, South, Nashville, TN
(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 my hand this 10th day of May, 19 88

Thomas Missildine, Executor
THOMAS MISSILDINE, EXECUTOR

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Missildine, Executor of the Estate of Thelma Irene McAdoo Hicks

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 19 88.

Commission Expires March 11 1991

J. Ann Smith, Notary Public

J. ANN SMITH NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

THOMAS MISSILDINE, EXECUTOR

TO

HAROLD R. RAGSDALE

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

"EXHIBIT "A"

Being the same property conveyed to Thelma Irene McAdoo, a widow by deed from Al Barish and wife, Mollie Barish of record in Book 4242, page 452, as to Tract II, and conveyed to Thelma McAdoo by deed from George S. Suddarth, a widower, of record in Book 4238, age 412, as to Tract I. Before her death Thelma Irene McAdoo married Carl E. Hicks. Thelma Irene McAdoo Hicks died and her Will is of record in Will Book 146, page 359, Probate Office for Davidson County, Tennessee. Property vested in Thomas Missildine, Executor, with power of sale, under said Will of record in Will Book 146, page 359. (See Order to Sell Decedent's Property in Minute Book 322, page 20, Probate Clerk's Office for Davidson County, Tennessee)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro Codes Letter of record in Book 7341, page 450, and in Book 7456, page 282, Register's Office for Davidson County, Tennessee. (Tract I)

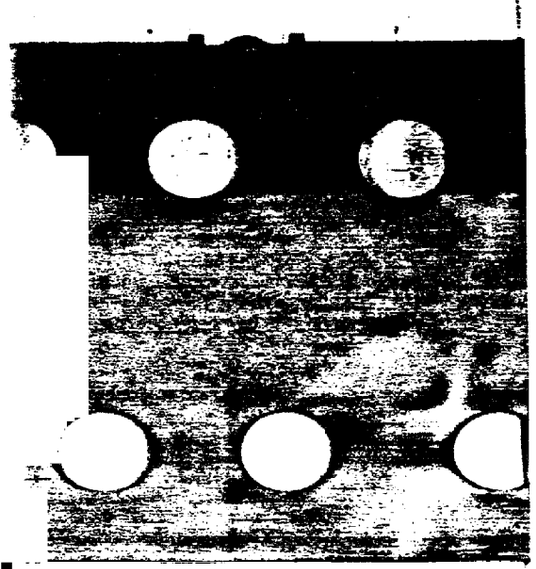
2. Metro Codes Letter of record in Book 7419, page 102, Register's Office for Davidson County, Tennessee. (Tract II)

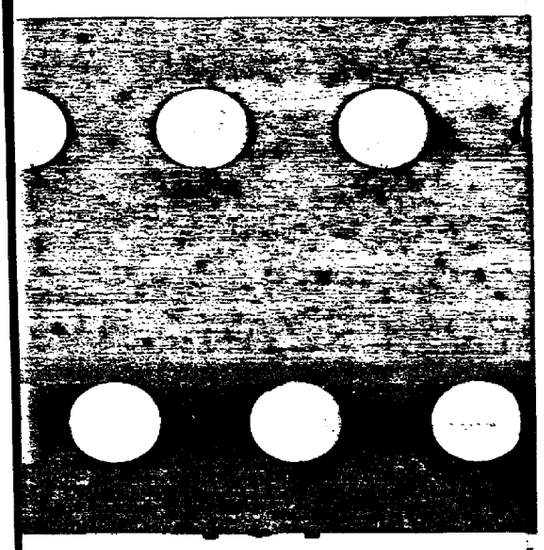
29222

IDENTIFICATION REFERENCE

MAY 10 1 02 PM '88

REGISTER'S OFFICE





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	220000.00
CON TX	616.00
PRFEE	0.50
MRFEE	9.00
TOTAL	625.50
CHECK	625.50

05/10/88 01 13:03 0001 55R2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29222

IDENTIFICATION REFERENCE

MAY 10 1 02 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 89817