Prepared by: Earl J. Porter, Jr. Atty. (rd)
214 Third Avenue North
Nashville, TN 37201

FROM: Madge Lewis, et al

TO: Wayne D. Ragsdale, Sr., single

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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 $ 7500.00

Madge Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF August 19 88

Notary Public

My Commission Expires Nov. 10 1991

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne D. Ragsdale, Sr. (NAME)	L.A.Newman & Co. Inc. (NAME)	MAP 091-06-0
5407 Pennsylvania Avenue (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue North (STREET ADDRESS)	Parcel 213
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	12W21075

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, Georgia Mae Demonbreun, Andrew Jackson Demonbreun, Madge Lewis, Linda Faye Davis, Don Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne D. Ragsdale, Sr.

HEREINAFTER CALLED THE GRANTEES, his 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 Lots nos. 1314 and 1316 of Block 35 plan no. 2 West Nashville, as of record in Book 57, page 172, R.O.D.C., Tennessee.

Said lots fronts 25 feet each on the southerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to G.M.Ragsdale and wife Bessie F. Ragsdale by deed from Carl Dollarhide and wife Myra B. Dollarhide of record in Book 1031, page 451, said Register's Office. The said parties having since died, with the said G.M.Ragsdale having predeceased Bessie F. Ragsdale.

57146

IDENTIFICATION REFERENCE

Aug 9 11 54 AM '88

RUSH

5232 08/09 0101 03CHECK 31.25

This is unimproved ( ) improved (X) property, known as 5407 (House Number) Pennsylvania Avenue (Street) Nashville, TN 37209 (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 hand s this 9th day of August, 19 88

Georgia Mae Demonbreun
Georgia Mae Demonbreun

Madge Lewis
Madge Lewis

Andrew Jackson Demonbreun
Andrew Jackson Demonbreun

Linda Faye Davis
Linda Faye Davis

Don Davis
Don Davis

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert C Donnell, a Notary Public in and for said County and State, the within named Georgia Mae Demonbreun, Andrew Jackson Demonbreun, Madge Lewis, Linda Faye Davis, Don Davis

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

Witness my hand and official seal at Nashville, Tennessee, this ____ day of August, 1988.

My Commission Expires Nov. 10, 1991

Robert C Donnell
Notary Public

Commission Expires ____

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
Georgia Mae Demonbreun
Andrew Jackson Demonbreun
Madge Lewis
Linda Faye Davis
Don Davis

TO
Wayne D. Ragsdale, Sr.
5407 Pennsylvania Ave.
Nashville, TN 37209

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 7500.00
CON TX 24.75
PRFEE 0.50
WDEED 6.00
TOTAL 31.25
CHECK 31.25

08/09/88 01 11:55 0001 5232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57146

IDENTIFICATION REFERENCE

AUG 9 11 54 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 121806