FORM NO. WD-1

From: Wayne D Ragsdale, Sr., unmarried

To: Sarah Marie Ragsdale, unmarried

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Wayne D Ragsdale Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1990.

Robert C Donnell
Notary Public

MY COMMISSION EXPIRES: Commission Expires Nov. 15, 1993

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William T Hill, Atty. 211 Third Ave. No. Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Marie Ragsdale (NAME)	Sarah Marie Ragsdale (NAME)	091-06-0
409 Blackman Rd. (STREET ADDRESS OR ROUTE NUMBER)	409 Blackman Rd. (STREET ADDRESS)	Parcel 213
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (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~~ I, Wayne D Ragsdale, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Marie Ragsdale, unmarried

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her 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 front 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 Wayne D Ragsdale, Sr., unmarried, by deed from Georgia Lee Demonbreun and husband Andrew Jackson Demonbreun, Madge Lewis, unmarried, and Linda Faye Davis and husband Don Davis of record in Book 7622, Page 468-469, said Register's office.

Said conveyance subject to Deed of Trust from Wayne D Ragsdale, Sr., unmarried, to Billy C Donnell, Trustee of record in Book 7622, Page 471-473 R.O.D.C.

47660

IDENTIFICATION REFERENCE

AUG 7 12 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved (X) property, known as 5407 Pennsylvania Avenue Nashville, TN 37209
(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 24 th day of July, 19 90

Wayne D Ragsdale Sr. unmarried
Wayne D Ragsdale, Sr., unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert C Donnell, a Notary Public in and for said County and State, the within named Wayne D Ragsdale, Sr., unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July 1990

My Commission Expires Nov. 10, 1991

Robert C Donnell
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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

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

TO

Sarah Marie Ragsdale, unmarried

L.A.Newman & Company, Inc.
109 Third Avenue North
Nashville, TN 37201

7842 08/07 0101 CKCHECK 40.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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 10000.00
CON TX 33.00
PRFEE 1.00
MDEED 6.00
TOTAL 40.00

CHECK 40.00
08/07/90 01 12:59 0001 7842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.660

IDENTIFICATION REFERENCE

AUG 7 12 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344302