File Box 38

10634

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 1992.

Notary Public

My Commission Expires: 1-22-95

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Harlie J. D. Bodine and wife,	Sears Mortgage Corporation	
Susan P. Bodine	2500 Lake Cook Road	145-06-056
5856 Beauregard Drive	Riverwoods, IL 60015	FH 20754
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD RAY RAGSDALE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these present does transfer and convey unto **HARLIE J. D. BODINE AND WIFE, SUSAN P. BODINE**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, page 255, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 37 begins at a point on the northwesterly margin of the cul de sac at the easterly terminus of Beauregard Drive, said point being the common southerly corner of Lots 36 and 37; thence with the margin of said Drive northwardly 10 feet to a concrete monument on said margin; thence with a 25 foot radius curve to the right and with said margin 78.5 feet to a concrete monument on said margin; thence continuing with a curve to the left with a 300 foot radius 17 feet to a power pole on said margin; thence North 75 deg. 26 min. East 275.84 feet to a point; thence North 10 deg. 07 min. East 32.1 feet to a concrete monument; thence North 3 deg. 20 min. East 407.1 feet to a concrete monument; thence South 79 deg. 20 min. West 206.65 feet to a concrete monument; thence South 71 deg. 11 min. West 121.2 feet to an iron pin located at the common northerly corner of Lots 36 and 37; thence with the line between said lots in a southerly direction 396.0 feet to the point of beginning.

Being the same property conveyed to Harold Ray Ragsdale, by quitclaim deed from Penny Jackson Ragsdale, unmarried, of record in Book 7257, page 896, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 3574, page 303, and made applicable by instrument of record in Book 4315, page 836, Register's Office for said County.

3. Matters shown on the Plan of record in Book 3842, page 255, Register's Office for said County.

This is improved property, known as 5856 Beauregard Drive, Nashville, TN 37215.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 28th day of February, 1992.

Harold Ray Ragsdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD RAY RAGSDALE**, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 1992.

Notary Public

My Commission Expires: 1/23/93

GEORGE E. WISTEP, JR. NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

889937

IDENTIF. REFERENCE

MAR 3 9 33 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7257 03/03 0101 03CHECK 784.00

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
			CAMT 210000.00	
			CON TX 777.00	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 784.00	
			CHECK 784.00	
03/03/92	01		09:33 0001 2557	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88937

IDENTIF. TREFERENCE

MAR 3 9 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 507052