This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

**WARRANTY DEED** BOOK 9010 PAGE 342

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Richard E. Ragsdale | same | 130-12-0-A-018.00 CO |
| 2 Northumberland | | |
| Nashville, Tennessee 37215 | | |

2269 07/09 0101 03CHECK 2806.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, E. BURTON TALLY, JR. (the "Grantor"), have bargained and sold and do hereby transfer and convey unto RICHARD E. RAGSDALE, a married person ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Northumberland, of record in Book 6250, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to E. Burton Tally, Jr. by deed of record in Book 7345, page 795, said Register's Office.

This is improved property known as 2 Northumberland Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for those matters described in **Exhibit A**, attached hereto and made a part hereof.

AND Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.



BWKPE2.1652
7/06/93(rn)

Kay Titus Tally, wife of the Grantor, does hereby join in the execution of this Deed for the purpose of conveying any interest she may have in the Property by reason of her marriage to Grantor.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 8 day of July, 1993.

E. BURTON TALLY, JR.

KAY TITUS TALLY

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Bobbie C. Forrest, a Notary Public of this county, E. Burton Tally, Jr. and Kay Titus Tally, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 3/26/94



BWKPE2.1652
7/06/93(rn)

**EXHIBIT A**

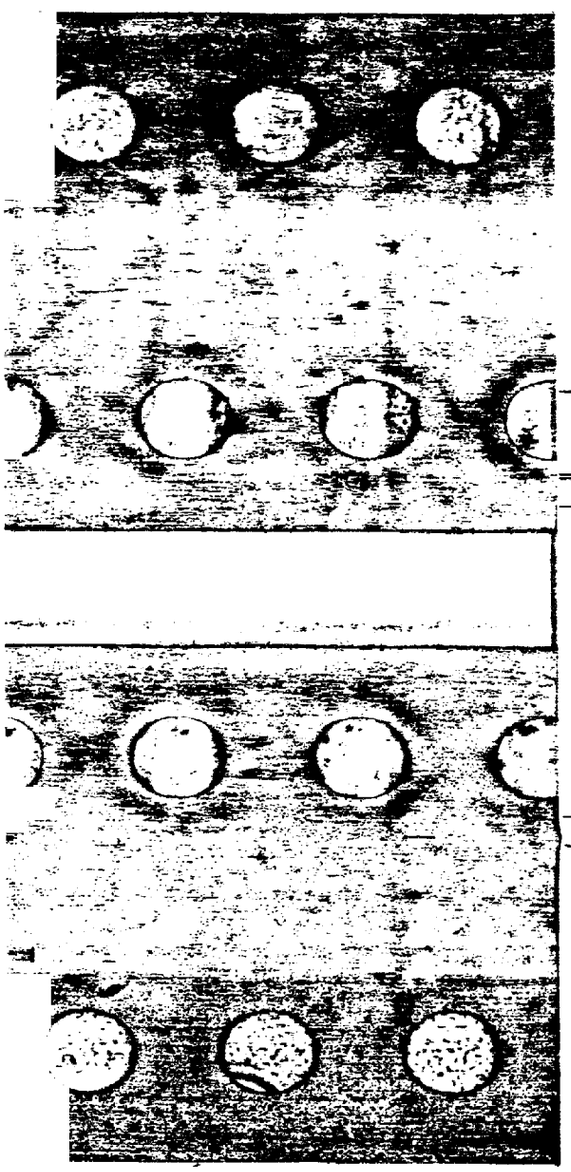
1. Real Property Taxes for 1993 and subsequent years are liens which are not yet due and payable.

2. Declaration of Protective Covenants, Conditions and Restrictions of Northumberland, dated September 7, 1984, of record in Book 6377, page 18, Register's Office for Davidson County, Tennessee, which imposes a lien upon the Property for the payment of assessments.

3. Easements, setback lines and other matters shown on the recorded plan of Northumberland, of record in Book 6259, page 128, said Register's Office, and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office (affecting Lots 15, 18 and 62).

39585
IDENTIF. ↑ REFERENCE

93 JUL -9 PM 1:40
REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9010 PAGE 345

| | | |
|---|---|---|
| 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 755000.00
CON TX 2793.50
PRFEE 1.00
UCCFEE 12.00
TOTAL 2806.50
CHECK 2806.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/93 01 13:41 0001 2269

39585
IDENTIF. ↑ REFERENCE

93 JUL -9 PM 1:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 672707