This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

Box 50
TC

BOOK 9012 PAGE 625

ADDRESS NEW OWNER:
William E. Engel and Kaaren H. Engel
2300 Woodmont Blvd.
Nashville, Tennessee 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 117
GROUP 06
PARCEL 91

WARRANTY DEED

3190 07/13 0101 03CHECK 2062.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard E. Ragsdale and wife, Anne E. Ragsdale, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William E. Engel and wife, Kaaren H. Engel, 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:

> Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the westerly 200 feet of the easterly 225 feet of Lot No. 35, on the Plan of E.L. Hampton's Subdivision called "Hillsboro Heights", not of record.
>
> According to a survey made December 26, 1912, said part of Lot No. 35 fronts 200 feet on the northerly side of Woodmont Boulevard, formerly concrete Boulevard, and runs back 365 feet, more or less, on the westerly line and 367 feet, more or less, on the easterly line, with the westerly margin of 23rd Avenue, South, to the southerly line of Lot No. 23, measuring 200 feet thereon.
>
> Being the same property conveyed to Richard E. Ragsdale and wife, Anne E. Ragsdale by deed from Mary P. Anderson, not married of record in Book 6785, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 2300 Woodmont Blvd., Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1993 property taxes which are not yet due and payable.
2. Easement of record in Book 8996, page 811, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Engel and wife, Kaaren H. Engel, their heirs and assigns, forever; and we, Richard E. Ragsdale and wife, Anne E.

Ragsdale, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of July, 1993.

Richard E. Ragsdale

Anne E. Ragsdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard E. Ragsdale and wife, Anne E. Ragsdale, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 555,000.00.

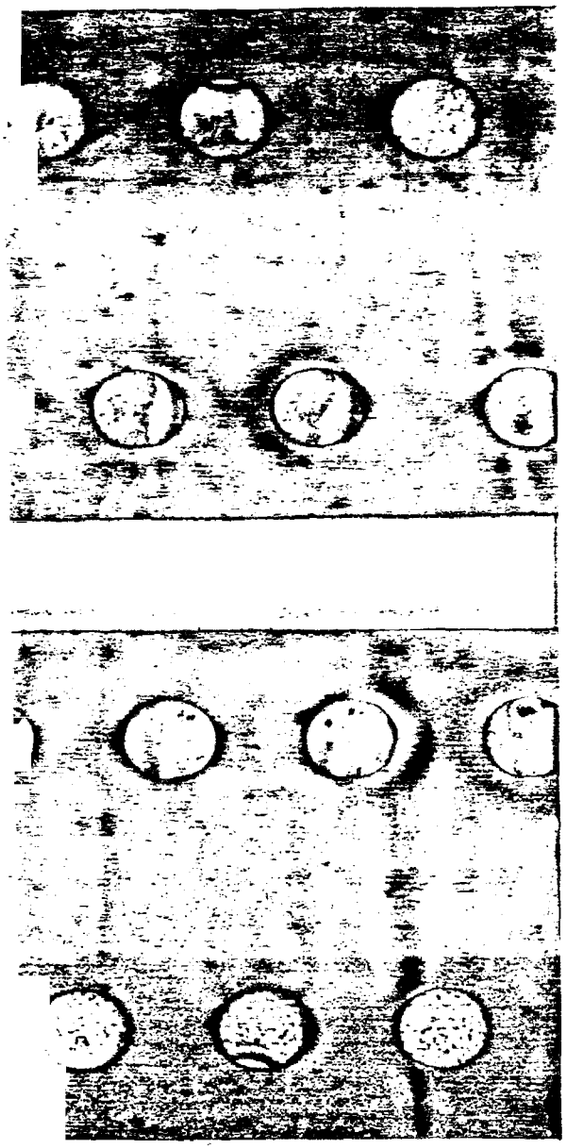
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 5-24-97

40404
IDENTIF. & REFERENCE

93 JUL 13 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9012 PAGE 627

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
555000.00
CON TX 2053.50
PRFEE 1.00
WDEED 8.00
TOTAL 2062.50
CHECK 2062.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/93 01 10:44 0001 3190

40404
IDENTIF. ↑ REFERENCE

93 JUL 13 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673611