76300

IDENTIF. ⇑ REFERENCE

BOOK 9422 PAGE 64

94 JUL 29 PM 3:16

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2563 07/29 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

John a. Ragsdale
Affiant

Subscribed and sworn to before me, this 29th day of July, 1994.

NOTARY PUBLIC AT LARGE
Douglas A. Bruce
My Commission Expires January 24, 1998
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
John W. Ragsdale 1707 Grand AVenue Nashville, TN 37212	New Owner 1707 Grand Avenue Nashville, TN 37212	117-03A-083

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY R. WELCH, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN W. RAGSDALE, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 83 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley R. Welch by deed from Ervin M. Entrekin, Trustee, of record in Book 5274, page 860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5168, page 944, as amended in Book 7770, page 955, and Book 8434, page 719, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5050, page 80, Register's Office for said County.

This is improved property known as Unit 83, 3000 Hillsboro Road, 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 Grantee,

his heirs and assigns, forever; and I do covenant with the said Grantee 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 Grantee, his 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 29th day of July, 1994.

Shirley R. Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY R. WELCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 1994.

Notary Public

My Commission Expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

76301
IDENTIF. & REFERENCE

94 JUL 29 PM 3:17
REGISTER
DAVIDSON COUNTY, TN.

2564 07/29 0101 03CHECK 240.25