Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF October, 19 94

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1995
(AFFIX SEAL)

BOOK 9492 PG 540

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Ragsdale (NAME)	NEW OWNER (NAME)	MAP 44-15
801 Riverside Drive (ADDRESS)	801 Riverside Drive (ADDRESS)	PARCEL 412
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

FOR AND 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, William B. Jakes, III and wife, Rita Jakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Ragsdale and wife, Linda Ragsdale

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:

See attached Exhibit "A" for legal description, which is incorporated herein.

99551
IDENTIF. ↑ REFERENCE

94 OCT 13 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 801 Riverside Drive, Old Hickory, TN 37138
(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 our hand & this 12th day of October, 19 94

William B. Jakes, III

Rita Jakes

BOOK 9492 PG 541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Jakes, III and wife, Rita Jakes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of October 19 94.

Commission expires My Commission Expires Nov. 22, 1997

Paula M. Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting with a spike driven at the intersection of the center-lines of Jones and Eighth Streets; thence South 89 degrees 04' East 186 feet to a point; thence North 0 degrees 56' East 21 feet to an iron pin; thence North 15 degrees 07' East 4.7 feet to an iron pin, said pin being 25 feet north of the center-line of Eighth Street and being the southwest corner of the property; thence North 15 degrees 07' East 317.3 feet to an iron pin; thence South 89 degrees 16' East 55 feet to an iron pin; thence South 52 degrees 23' East 152 feet to an iron pin, said pin being approximately on the top of the Cumberland River Bluff; thence South 89 degrees 16' East 163.7 feet, more or less, to the edge of water of the Cumberland River; thence South along the meander of the river and approximately at water's edge a distance of 134 feet, more or less, to a point; thence North 89 degrees 16' West 115 feet, more or less, to an iron pin; thence South 42 degrees 14' West 225 feet to an iron pin, said pin being in the northeast margin of Riverside Road and 25 feet from the center-line thereof; thence 159.3 feet around a curve having a radius of 117 feet to an iron pin; thence North 89 degrees 04' West 37.5 feet to an iron pin and the point of beginning, containing 2.06 acres, more or less.

Being the same property conveyed to William B. Jakes, III, by deed from First Baptist Church of Old Hickory, Old Hickory, Tennessee, a Tennessee Corporation, of record in Book 8064, page 987, Register's Office for Davidson County, Tennessee.

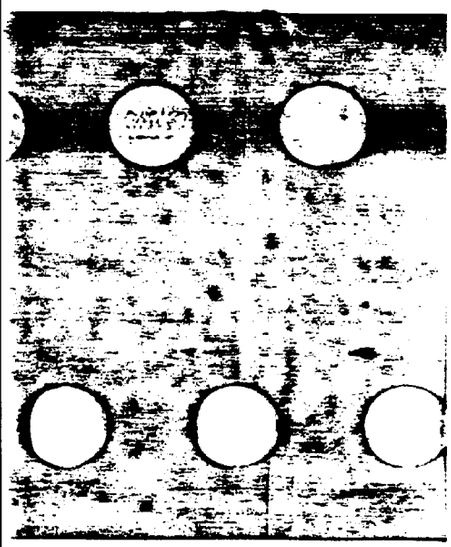
This property is conveyed subject to any and all restrictive covenants and/or easements running with the land; taxes for the current year which have been paid by the Grantor at closing and taxes for the subsequent years which have been assumed by the Grantee.

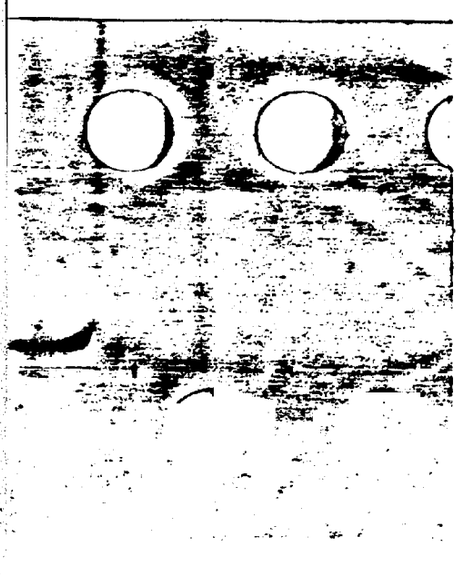
Included in the above description but expressly excluded therefrom is the following property conveyed to the United States of America and its Assigns by deed from First Baptist Church of Old Hickory, Tennessee, of record in Book 2150, page 501, said Register's Office, described as follows:

A tract of land situate on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of John E. Rule, said point being South 52 deg. 23' East 152 feet, and South 89 deg. 16' East 90 feet from the most southwesterly corner of the lands of John E. Rule; thence, from the point of beginning, and along the line of John E. Rule, South 89 deg. 16' East 72 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 137 feet, more or less, to a corner common to the lands now or formerly of Thomas E. and Regina B. Denning; thence, leaving said water line and along said Denning line, North 89 deg. 16' West 53 feet; thence, severing the lands of the subject owner, North 5 deg. 00' West 121 feet, and North 48 deg. 00' West 21 feet to the point of beginning, containing two tenths (0.20) of an acre, more or less.

7791 10/13 0101 03CHECK 597.60





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

RECEIVED OF _____

FOR _____

BOOK 9492 PG 543

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	
				158000.00
			CON TX	584.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	597.60
			CHECK	597.60
10/13/94	01		13:57 0001	7791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99551
IDENTIF. ← REFERENCE

94 OCT 13 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 843995