FORM NO. WD-1

QUITCLAIM DEED

BOOK 9500 PG 479

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Donald E. Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 1994.

Notary Public

MY COMMISSION EXPIRES: 7-14-96

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Judith E. Baker (NAME) 369 Binkley Drive Nashville, TN (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. BAKER (NAME)	SAME (NAME)	12DM1715
369 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71-11-148
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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/I Donald E. Ragsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Baker

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:

BEING Lot No. 16 on the Plan of S. A. Buchanan's Resubdivision of Lots 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of the Trinity Heights Addition as of record in Book 547, page 166. Register's Office for said county.

SAID Lot No. 16 fronts 50 feet on the northerly side of Pullen Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Donald E. Ragsdale and John M. Baker by deed James E. King and wife, Stacey L. King of record in Book 7010, page 783. Register's Office for Davidson County, Tennessee

IDENTIFICATION REFERENCE 02380

94 OCT 24 PM 2:25

REGISTER DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 339 Pullen Street (House Number) (Street) Nashville, TN 37207 (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 MY hand this 29 day of August, 1994

Donald E Ragsdale

STATE OF TENNESSEE
Davidson County

BOOK 9500 PG 480

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Ragsdale

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29 day of August 1994

Commission expires 11-20-96

Mary L. Alexander
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

Donald E. Ragsdale

TO

John M. Baker

0938 10/24 0101 01CASH 8.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.