BOOK 9780 PG 127

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

V Betty W. Ragsdale
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31
DAY OF August, 1995

Dewey W. Pedigo
NOTARY PUBLIC

My Commission expires: 5-23-98

THIS INSTRUMENT PREPARED BY

DEWEY W. PEDIGO, Attorney, 3204 Freno Lane, Nashville, Tenn. 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BETTY W. RAGSDALE (NAME)	Same (NAME)	Map 119-14-A
2929 Selena Drive, Apt. 17 (ADDRESS)	(ADDRESS)	Par. 17
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 (Ten) cash in band paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WILLIAM ROY STARTUP, SR. and wife REBECCA S. STARTUP, and WILLIAM ROY STARTUP, JR. and wife NANCY H. STARTUP hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BETTY W. RAGSDALE, an unmarried person, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 17, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to WILLIAM ROY STARTUP, SR. and wife, REBECCA S. STARTUP and WILLIAM ROY STARTUP, JR. and wife, NANCY H. STARTUP, by deed from HOME SERVICE CORPORATION of record in Book 6078, page 675, said Register's Office.

This conveyance subject to:

1. Real estate taxes for 1995 which have been prorated between Grantor and Grantee and are hereby assumed by Grantee.

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Sections 66-27-101 of the Tennessee Code Annotated.

3. Terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and By-Laws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated Frebruary 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

8. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

9. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr. dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

10. Restrictive covenants contained in deed from Arthur Crownover, Jr. and wife to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

11. Matters shown on the Plan of record in Book 5200, page 233, as corrected by Surveyors Certificate of Correction of record in Book 5565, page 424, said Register's Office.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977 and Book 4260, page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments of record in Book 5585, page 985, said Register's Office, and Bill of Sale of record in Book 5585, page 989, said Register's Office.

14. Any lien or other obligations to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insured indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, page 320, said Register's Office.

15. Property is conveyed in "as is condition."

This is improved property, known as Apartment 17, Kingswood Condominiums, 2929 Selena Drive, Nashville, Tennessee 37211.

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. We do covenant with said GRANTEES that we are lawfully seized and possess of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the 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 hands this 28th of August, 1995.

William Roy Startup Sr. Wm R Startup Jr

Rebecca S Startup Nancy H. Startup

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 ROY STARTUP, SR. and wife, REBECCA S. STARTUP, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1995.

Ginger C. Heer
NOTARY PUBLIC
GINGER C. HEER, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-26-97

My Commission Expires:

GINGER C. HEER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 ROY STARTUP, JR. and wife, NANCY H. STARTUP, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 1995.

Ginger C. Heer
NOTARY PUBLIC
GINGER C. HEER, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-26-97

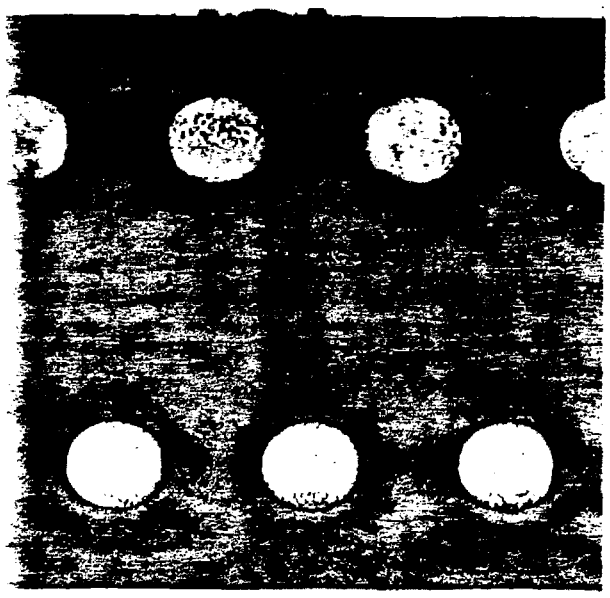
My Commission Expires:

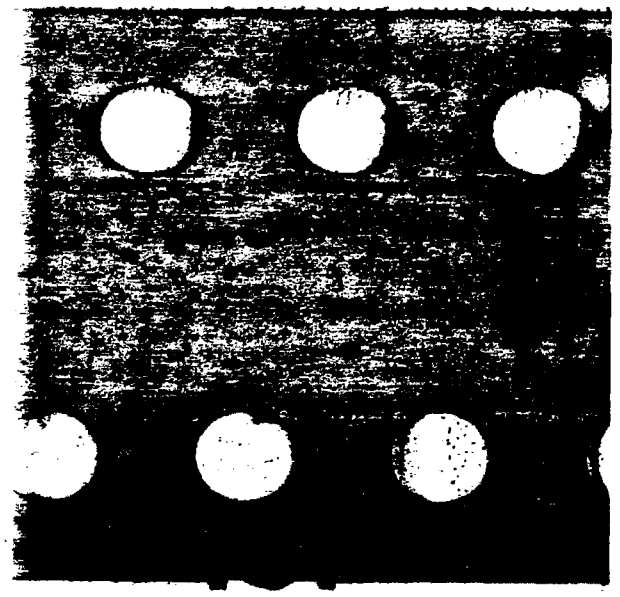
GINGER C. HEER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8901 08/31 0101 03CHECK 181.35

95 AUG 31 AM 11:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0095445





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9780 PG 130

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 45500.00
CON TX 168.35
PRFEE 1.00
WDEED 12.00
TOTAL 181.35
CHECK 181.35
08/31/95 01 11:15 0001 8901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095445
IDENTIF. ← REFERENCE

95 AUG 31 AM 11:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No.947815