BOOK 9786 PG 883

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Elizabeth D Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth D. Ragsdale (NAME)	First Trust Mortgage Company (NAME)	MAP 104-1 #213
211 38th Avenue North (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Karen L. Linn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth D. Ragsdale, unmarried

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 Davidson County, Tennessee, being Lot No. 99 and the south 12 1/2 feet of Lot No. 98 on the Map of Plan One, Part of West Grove, of record in Book 421, page 109, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 62 1/2 feet on the west side of the 38th Avenue North and run back between parallel lines, 160 feet more or less to an alley.

Being the same property conveyed to Karla S. Johnson and Karen L. Linn by deed from Mattie F. Ferrell of record in Book 6211, page 84, Register's Office for Davidson County, Tennessee. The said Karla S. Johnson, a single person, having since conveyed her interest in said property to Karen L. Linn, a single person, by Quitclaim Deed of record in Book 8821, page 416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

95 SEP -6 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
009492

unimproved ( )
This is improved (X) property, known as 211 38th Avenue North, Nashville, TN 37209
(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 my hand this 1st day of September, 19 95

Karen L. Linn

Karen L. Linn

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 Karen L. Linn, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 95.

Commission expires May 25, 1996

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_____.

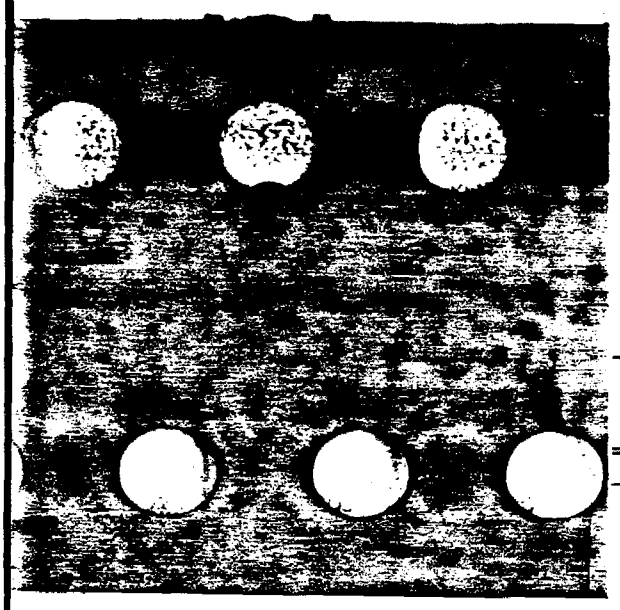
My commission expires _____

Notary Public

Warranty Deed from Karen L. Linn, to Elizabeth D. Ragsdale.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

1075 09/06 0101 03CHECK 260.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

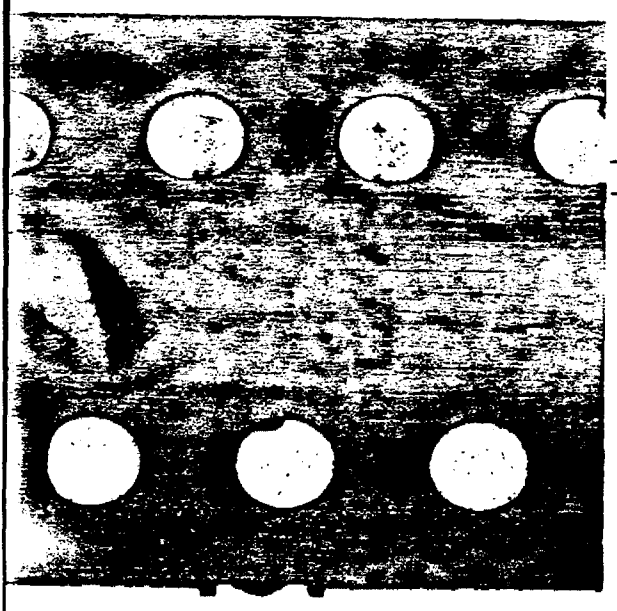
RECEIVED OF _____

FOR _____

BOOK 9786 PG 890

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 9.00
TOTAL 260.60
CHECK 260.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1075

00097492
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949972