9815

Bk 36

BOOK 9815 PG 807

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Esquire
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
Harold Ray Ragsdale
311 Deer Park Circle
Nashville, Tennessee 37205

Send Tax Bills To:
OWNER

Street Address of Subject Property:
311 Deer Park Circle
Nashville, Tennessee 37205

Map-Parcel No:
Map 116-10
Parcel 57

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HELEN S. CRAIN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **HAROLD RAY RAGSDALE**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1995 City of Belle and Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 2900, page 53, Register's Office for Davidson County, Tennessee; and

3. Easement for Sanitary Sewers to the City of Belle Meade of record in Book 5799, page 523, said Register's Office.

John T. Crain, husband of Helen S. Crain, hereby joins in this conveyance in order to convey any and all marital interest in the subject property.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 2nd day of October, 1995.

Helen S. Crain

Helen S. Crain

John T. Crain

John T. Crain

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 2nd day of October, 1995, before me personally appeared Helen S. Crain and husband, John T. Crain, to me known (or proved on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

My Commission Expires:

_____

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1995.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

EXHIBIT "A"

Land in the City of Belle Meade, Davidson County, Tennessee, and being Lot No. 1 on the Plan of Esther Oldham Faust Subdivision, of record in Book 2900, page 53, Register's Office for Davidson County, Tennessee, same being a resubdivision of part of Lot Nos. 31, 32, 33, 34 and all of Lot 35 on the plan of A. M. Bransford Subdivision of record in Book 421, page 139, said Register's Office, and more particularly described as follows:

Beginning at an iron pin at the intersection of the west margin of Deer Park Circle with the north margin of Deer Park Drive; thence, westerly 282.25 feet with a curve to the left having a radius of 1300 feet and a chord of N 72° 03' 45" W, 281.70 feet to an iron pin in the north margin of said Deer Park Drive; thence, continuing westerly and with a curve to the left having a radius of 6300 feet 34.07 feet to a concrete monument; thence N 19° 20' E 179.00 feet to a concrete monument; thence S 75° 18' E, 105.00 feet to an iron pin; thence N 21° 45' E, 171.70 feet to an iron pin in the said margin of Deer Park Circle; thence southerly with the margin of Deer Park Circle and a curve to the right of 228.23 feet, said curve having a radius of 200.00 feet and a chord of S 26° 59' 30" E. 216.10 feet to an iron pin; thence S 50° 42' W 203.96 feet to the point of beginning, containing 1.65 acres, more or less.

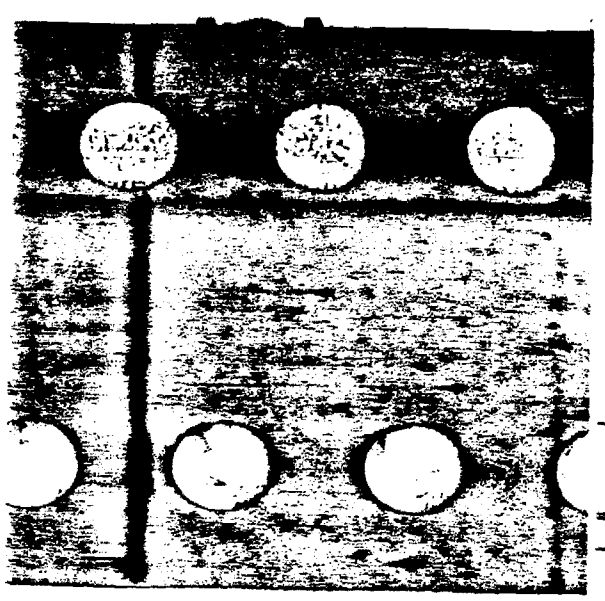
Being the same property conveyed to John T. Crain and wife, Helen S. Crain by deed from Esther Oldham Faust, a widow, of record in Book 2994, page 585, Register's Office for Davidson County, Tennessee. The said John T. Crain has since conveyed his interest to Helen S. Crain by Quitclaim Deed of record in Book 644, page 66, said Register's Office.

WSG
HRR

0107966
IDENTIF. & REFERENCE

95 OCT -3 PM 1:12
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

2236 10/03 0101 03CHECK 3065.50



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

RECEIVED OF _____

FOR _____

BOOK 9815 PG 810

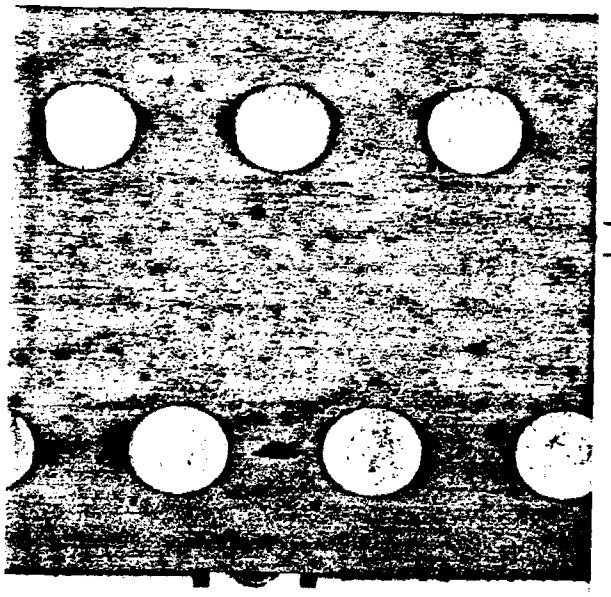
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
825000.00

CON TX	3052.50
PRFEE	1.00
WDEED	12.00
TOTAL	3065.50
CHECK	3065.50

10/03/95 01 13:14 0001 2236



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107966
IDENTIF. & REFERENCE

95 OCT -3 PM 1:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 961024