Bk 4

BK/M 9990PG851

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $~~125,000.00~~ 80,100 Juliet L. Ragland **AFFIANT** Subscribed and sworn to before me, this 25th day of March, 1996. Notary Public My Commission Expires: 11/27/99

Address New Owners As Follows: Juliet L. Ragland, 4215 Harding Road #307, Nashville, TN 37205

Send Tax Bills To: First American National Bank, Attn: Ameristar Division for Ragland Trust, 400 First American Center, Nashville, TN 37237-0402

Map-Parcel Number: 103-16B-30 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. (DUKE) KENNEDY** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIET L. RAGLAND**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. 307 as shown on the Plat of Windsor Tower of record in Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Kennedy by deed from Howard Stark and wife, Rochelle Clark Stark of record in Book 8122, page 755, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 71, Register's Office for said County.

3. Master Deed establishing Horizontal Property Regime of 4215 Harding Road Homeowners Association of record in Book 5313, page 338, Register's Office for said County.

This is not the usual place of residence of the Grantor.

This is improved property known as 4215 Harding Road, #307, Nashville, Tennessee 37205

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 he covenants with the said Grantee that he 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 further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 25th day of March, 1996.

James R. (Duke) Kennedy
James R. (Duke) Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. (DUKE) KENNEDY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of March, 1996.

Notary Public

My Commission Expires: 11/27/99

0163973
IDENTIF. ↑ REFERENCE

96 MAR 26 AM 10:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2579 03/26 0101 03CHECK 305.37



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

book 9990 PG 853

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80100.00
CON TX	296.37
PRFEE	1.00
MMEED	8.00
TOTAL	305.37
CHECK	305.37

03/26/96 01 10:42 0001 2579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163973
IDENTIF. ↑ REFERENCE

96 MAR 26 AM 8:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1020611