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| 20 44<br>**THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $182,000.00.<br><br>Roy L. Ragsdale<br>**Affiant**<br><br>Subscribed and sworn to before me, this 23rd day of May, 1996.<br><br>Notary Public<br><br>My Commission Expires: 1/27/98 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Roy L. Ragsdale and wife,<br>Mary T. Ragsdale<br>509 Sweet Bay Circle<br>Nashville, TN 37221 | Send Tax Bills To:<br>Capital Bank & Trust<br>1820 West End Avenue<br>Nashville, TN 37203 | Map-Parcel Number:<br><br>155-15-A-071.00CO<br>9D 81402 |

## 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD J. MAKSIMOWICZ AND WIFE, DEBORAH J. MAKSIMOWICZ,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROY L. RAGSDALE AND WIFE, MARY T. RAGSDALE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Stonemeade, Section I, as of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Maksimowicz and wife, Deborah J. Maksimowicz by deed from Centex Real Estate Corporation, of record in Book 8804, page 829, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7701, page 290, and Reaffirmation of said instrument of record in Book 8349, page 43, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, pages 800 and 801, Register's Office for said County.

4. Charter of Stonemeade Homeowners' Association of record in Book 7920, page 728, Register's Office for said County, and By-Laws at Book 7701, page 331, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Sweet Bay Circle, Nashville, TN 37221.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 23rd day of May, 1996.

Edward J. Maksimowicz

Debroah J. Maksimowicz

96 MAY 24 PM 4:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0185268
IDENTIF. & REFERENCE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD J. MAKSIMOWICZ,** the within named bargainor, 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 23rd day of May, 1996.

Notary Public

My Commission Expires: 4/27/97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH J. MAKSIMOWICZ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

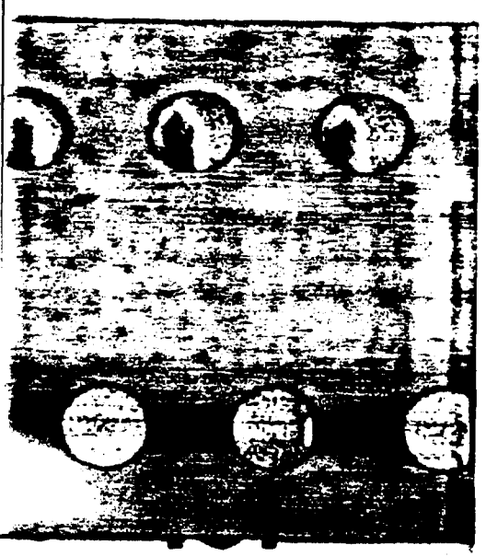
**WITNESS** my hand, at office, this 23rd day of May, 1996.

Notary Public

My Commission Expires: 4/27/97

96/05/24 0001 03 CHECK
682.40





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 456

| | | |
|---|---|---|
| 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 182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
TOTAL 682.40
CHECK 682.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/24/96 0001 5449

0185268
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 4:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043371