BOOK 10079 PG 81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $450,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 1996.

Notary Public

My Commission Expires: 3-23-97

THIS INSTRUMENT PREPARED BY:
JACK W. ROBINSON, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, Tennessee 37219

Address new owners as follows:	Send tax bills to:	Tax Map & Parcel Numbers
Ilene Berns and Brian Jackson 3738 Whitland Avenue Nashville, Tennessee 37205	SAME	104-9-184 26W 05975

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HAROLD RAY RAGSDALE, unmarried**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **ILENE BERNS and BRIAN JACKSON, as tenants in common with the right of survivorship**, hereinafter called Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 9 and westerly 50 feet of Lot No. 10 of Block "C" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.
>
> Said easterly part of Lot No. 9 and the westerly part of Lot No. 10 front together 75 feet on the northerly side of Bowling Avenue, now Whitland Avenue, and run back between lines 200 feet to a dead line on which it measures 75 feet.
>
> Being the same property conveyed to Harold Ray Ragsdale by deed from D. Glenn Jones and wife, Pamela O. Jones, of record in Book 7890, Page 340, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 taxes, which have been prorated and assumed by Grantee.

This is improved property known as 3738 Whitland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 7th day of June, 1996.

HAROLD RAY RAGSDALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD RAY RAGSDALE, 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 Nashville, Tennessee, this 7th day of June, 1996.

Vicki L. Schmidt
Notary Public

My Commission Expires: 3-22-97

0190290
IDENTIF. & REFERENCE

96 JUN -7 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0812 06/07 0101 03CHECK 1674.00

0051995.01

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

RECEIVED OF _____

FOR _____

BOOK 10079 PG 83

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 450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 8.00
TOTAL 1674.00
CHECK 1674.00

06/07/96 01 10:46 0001 0812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190290
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048664