FOR RECORDING PURPOSES

LTIC File No. 35136 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $55,000.00

AFFIANT

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE
April 15, 1997

NOTARY PUBLIC

My Commission Expires Sept 26, 1998

COMMISSION EXPIRES _____

BOOK 10423 PG 857

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Ben Ragsdale, et ux 221 Rayon Drive Old Hickory TN 37138	Same	44-9-17

FOR AND IN 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, I/WE, Larry W. Sharp and wife, Mary Sharp

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Ben Ragsdale and wife, Linda Ragsdale

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 248 on the Map of Rayon City, not of record, described according to a copy of a survey thereof made July 20, 1928, by John Wilkes, Civil Engineer, as follows:

BEGINNING at a point in the southerly margin of Rayon Drive, common corner of Lot Nos. 248 and 249; thence with line between said lots southwardly 126.3 feet; thence S 63° 45' E. 52.5 feet to a point, the corner of Lot Nos. 247 and 248; thence with the line between said lots northwardly 141 feet to the southerly margin of Rayon Drive; thence with the margin of the same 80° 1' W 50 feet to the beginning.

BEING the same property conveyed to Larry W. Sharp and Ona W. Sharp, by Deed of Record in Book 6552, page 331, Register's Office for Davidson County, Tennessee. The said Ona W. Sharp having since died. The one-half (½) undivided interest of Ona W. Sharp is now vested in Larry W. Sharp as her only heir at law.

97 APR 21 PM 3:28

1606 04/21 0101 0296516 217.5

0296516 IDENTIFICATION REFERENCE

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

221 Rayon Drive
Old Hickory, Tennessee 37138

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: April 15, 1997

Larry W. Sharp

Larry W. Sharp

Mary Sharp

_____

{Individual Acknowledgement}

STATE OF Tennessee
COUNTY OF Davidson

BOOK 10423 PG 858

STUART JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry W. Sharp and wife, Mary Sharp the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee on this date: April 15, 1997

My Commission Expires Sept 26, 1998

Commission Expires:_____

Notary Public

{Corporate Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires:_____

_____
Notary Public

{Limited Partnership Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the _____ of _____, a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

Commission Expires:_____

_____
Notary Public

{Power of Attorney Acknowledgement}

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument in behalf of _____ and acknowledged that *he/she/they* executed the same as the free act and deed of the said _____.

Witness my hand and official seal at office at _____ on this _____ day of _____, 19_____.

Commission Expires:_____

_____
Notary Public

FURNISHED BY:

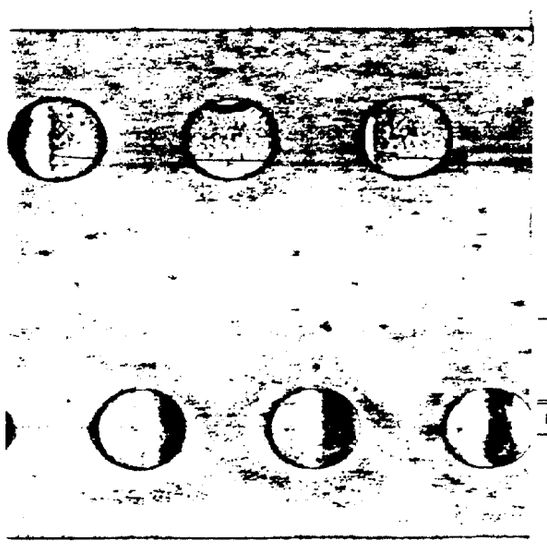
Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10423 PG 859

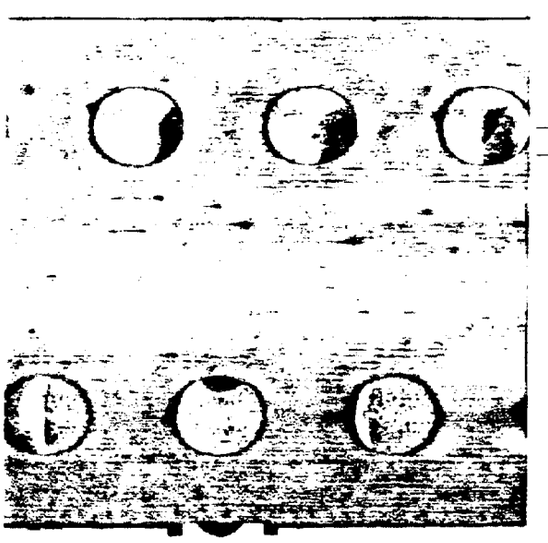
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 207.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

04/21/97 01 15:32 0001 1806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0296516
IDENTIF. & REFERENCE

97 APR 21 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1141943