File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10825 PG 120

Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15340

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TARA MCDONALD-FOX (NAME)	(NEW OWNERS) (NAME)	104-14-G
62 Wyn Oaks (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA92905

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, HAROLD R. RAGSDALE, TRUSTEE OF THE FRANCES S. RAGSDALE FAMILY TRUST UNDER THE WILL OF FRANCES S. RAGSDALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TARA MCDONALD-FOX, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of (Revised) Whitworth Phase 01, as of record in Plat Book 7900, pages 140 thru 144, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. H. Ragsdale and spouse, Frances S. Ragsdale by deed from Jerry C. Wilkins and spouse, Virginia Wilkins of record in Book 9507, page 313, said Register's Office. W. H. Ragsdale has since conveyed his interest in said property to Frances S. Ragsdale by quitclaim deed of record in Book 9706, page 150, Register's Office for Davidson County, Tennessee. Frances S. Ragsdale has subsequently died. Said property being devised to Harold R. Ragsdale, Trustee of the Frances S. Ragsdale Family Trust Under the Will of Frances S. Ragsdale by Executors Deed of record in Book 10825, page 118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8026, page 305, and in Book 8282, page 45, Book 9778, page 27 ; (3) Dedication of common area of record in Book 9778, page 29; (4) Charter of record in Book 8090, page 691, amended in Book 8283, page 523; (5) Easements of record in Book 3467, page 194, Book 3505, page 338, Book 7868, page 959,; and (6) All matters appearing on the Plan of record in Plat Book 7900, pages 140 thru 144, said Register's Office.

98 MAR -5 PM 2:24
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0408415

unimproved ( )
This is improved (XX property, known as 62 Wyn Oak , Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of February, 19 98

Harold R. Ragsdale - Trustee
HAROLD R. RAGSDALE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10825 PG 121

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. HAROLD R. RAGSDALE, TRUSTEE

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 26th day of February, 19 98.

My commission expires 9/18/99 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

1594 03/05 0101 CKCHECK 1259.60

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 338,000.00

Dara McDonald Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 98.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM HAROLD R. RAGSDALE, TRUSTEE

TO TARA MCDONALD-FOX, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10825 PG 122

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

CANT
335000.00
CON TX 1250.60
PRFEE 1.00
3.60
TOTAL 1259.60
CHECK 1259.60
03/05/98 01 14:22 0001 1594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0408415
IDENTIF. ◆ REFERENCE
98 MAR -5 PM 2:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1262014