BOOK 10977 PG 976

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

James L. Vassar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: 4-2-2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Vassar	SAME	MAP 146-14
(NAME)	(NAME)	
5111 Franklin Road		PARCEL 35
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Evelyne P. Ragsdale, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Vassar and wife, Delila K. Vassar

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 12 on the Plan of Forrest Acres, Section I, of record in Book 1130, page 104, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Evelyn P. Ragsdale, widow by deed from W.O. Vaughan, a widower, of record in Book 4357, page 546, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 104, said Register's Office; and (c) restrictive covenants of record in Book 1540, page 426, said Register's Office.

0451067
IDENTIF. ↑ REFERENCE

98 JUN 16 AM 8:23
FILED & RECORDED
KAREN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This is improved ( ) unimproved ( ) property, known as 5111 Franklin Road, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness my hand this 15th day of June, 19 98

x Evelyne P. Ragsdale
Evelyne P. Ragsdale, by Wilburn C. Potts, Attorney in Fact

x Evelyne P. Ragsdale
Evelyne P. Ragsdale, by Robert A. Herbert, Attorney in Fact

BOOK 10977 PG 977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyne P. Ragsdale, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 19 98.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

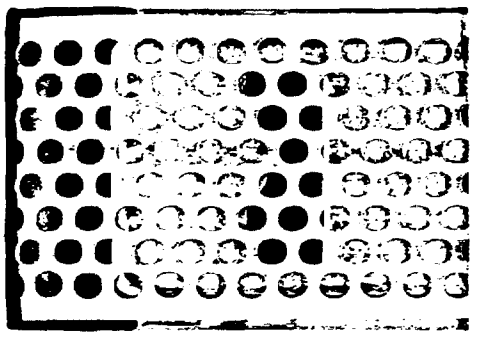
On this 15th day of June, 1998, before me personally appeared Wilburn C. Potts and Robert A. Herbert, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of Evelyne P. Ragsdale and acknowledged that they executed the same as the free act and deed of Evelyne P. Ragsdale. Witness my hand and seal this 15th day of June, 1998.

My Commission Expires:

11-27-99

Notary Public

1320 06/16 0101 03CHECK 1119.00



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

RECEIVED OF _____

FOR _____

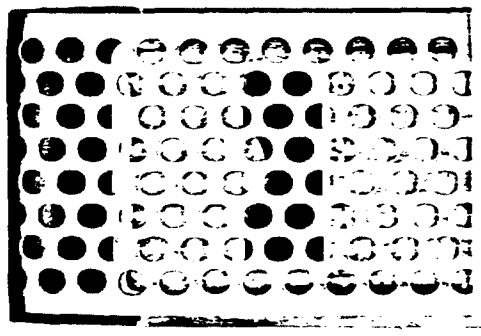
BOOK 10977 PG 978

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00
06/16/98 01 08:22 0001 1320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451067
IDENTIF. ↑ REFERENCE

98 JUN 16 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307182