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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10996 PAGE 316

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste 110
Nashville, Tennessee 37215

#15679

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAWRENCE M. KEDIGH (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	MAP 155-15-A
509 Sweet Bay Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 35140 (STREET ADDRESS)	PARCEL 71.00 co
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40232 (CITY) (STATE) (ZIP)	FB# 9D 81402

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, ROY L. RAGSDALE AND WIFE, MARY T. RAGSDALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE M. KEDIGH AND WIFE, MARSHA J. KEDIGH

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. 71 on the Plan of Stonemeade Section I, as of record in Plat Book 6900, pages 800 thru 801, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy L. Ragsdale and wife, Mary T. Ragsdale by deed from Edward J. Maksimowicz and wife, Deborah J. Maksimowicz of record in Book 10061, page 454, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7701, page 290, reaffirmed in Book 8349, page 43, amended in Book 8517, page 992, and Book 8810, page 840; (3) Dedication of common area of record in Book 8517, page 997; (4) Charter of record in Book 7920, page 728; (5) Assignment of record in Book 8810, page 842; (6) Easements of record in Book 9740, page 967; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 800 thru 801, said Register's Office.

98 JUN 29 PM 1:54
FELIX Z. HAILSTELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

045621

unimproved ( )
This is improved (XX property, known as 509 Sweet Bay Circle, Nashville, Tennessee 37221

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 24th day of June, 19 98

Roy L. Ragsdale
ROY L. RAGSDALE

Mary T. Ragsdale
MARY T. RAGSDALE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY L. RAGSDALE AND WIFE, MARY T. RAGSDALE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of June, 19 98.

My commission expires 9/23/2000 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

Lawrence M Kedigh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

ROY L. RAGSDALE AND WIFE, MARY T. RAGSDALE

TO

LAWRENCE M. KEDIGH AND WIFE, MARSHA J. KEDIGH

6956 06/29 0101 03CHECK 737.50

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 _____

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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
197000.00
DON TX 728.90
PRFEE 1.00
WDEED 8.00
TOTAL 737.90
CHECK 737.90
06/29/98 01 13:54 0001 6956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456242
IDENTIF. ↑ REFERENCE

98 JUN 29 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312749