File: Box 9B
First Title and Escrow Company, Inc.
#15801

BOOK 11091 PAGE 289

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

Address New Owner(s):	Send Tax Bills to	Map: 130-12-A
Mr. and Mrs. Richard A. Ragsdale	New Owner	Parcels: 7.00 and 8.00
27 Northumberland		
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RAYMOND ZIMMERMAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD E. RAGSDALE and wife, ANNE E. RAGSDALE, ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 27 and 29 Northumberland, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons except as set out on Exhibit "B."

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Etta Zimmerman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the property as a result of her marriage to Grantor.

IN WITNESS WHEREOF, Grantor and his wife have executed this instrument on this 21st day of August, 1998.

RAYMOND ZIMMERMAN

Etta Zimmerman

ETTA ZIMMERMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond Zimmerman and wife, Etta Zimmerman 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 21st day of August, 1998.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,865,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 1998.

Notary Public

My Commission Expires: 9/23/2000

Exhibit "A" BOOK 11091 PAGE 291

Land in Davidson County, Tennessee, being Lots No. 7 and 8 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond Zimmerman and wife, Arlene Zimmerman by deed from Northumberland Development Company of record in Book 6487, page 481, Register's Office for Davidson County, Tennessee. Raymond Zimmerman and Arlene Zimmerman have since divorced by Final Decree in the Circuit Court for Davidson County, Tennessee. Arlene Zimmerman has subsequently conveyed her interest in said property to Raymond Zimmerman by quitclaim deed of record in Book 9405, page 465, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. 1998 Real Property taxes, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Northumberland of record in Book 6377, page 18, rerecorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, and Book 8990, page 50, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of Northumberland Homeowner's Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405 and Book 7841, page 73, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County, for sanitary sewers and/or storm drainage , of record in Book 6434, page 786, Book 6548, page 98 and Book 6581, pages 77 and 80, Register's Office for Davidson County, Tennessee.

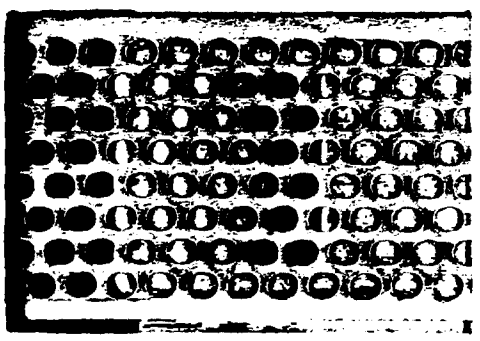
6. Easement of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.

7. Easement for water line of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.

8. Easement to NES of record in Book 2296, page 303, Register's Office for Davidson County, Tennessee.

9. Easement for fence of record in Book 6487, page 481, Register's Office for Davidson County, Tennessee.

0482211
IDENTIF. → REFERENCE
98 SEP -1 AM 10:53
DAVIDSON COUNTY, TN.
4721 09/01 01:01 03CHECK 10619.50



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

RECEIVED OF _____

FOR _____

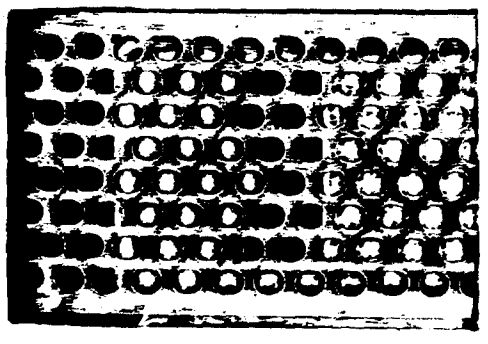
BOOK 11091 PAGE 293

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
2865000.00
CDN TX 10600.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1061: .50
CHECK 10619.50
09/01/98 01 10:54 0001 4721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04822111
IDENTIF. ↑ REFERENCE

98 SEP -1 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340173