BOOK 11293 PAGE 761

0535732

IDENTIF. + REFERENCE

MAIL ENV.

99 JAN 12 AM 10:41

REGISTER
DAVIDSON COUNTY, TN.

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **8th** day of **January, 1999** between **Kathy A. Tolleson, unmarried**, GRANTOR, and **Suzanne Ragsdale**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17A on the Plan of Zone Lot Division of Lot No. 17 of Part One Hunt Terrace, as of record in Plat Book 6250, page 961, which amends Lot 17 on the Plan of Part One Hunt Terrace of record in Plat Book 1130, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy A. Tolleson, unmarried by Warranty Deed from Margaret A. Easley Thomas, unmarried of record in Book 8884, page 13, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6250, page 961, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 1286, page 401, Register's Office for Davidson County, Tennessee.

Subject to an easement of record in Book 4113, page 593, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

Kathy A. Tolleson

Kathy A. Tolleson,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

COUNTY OF DAVIDSON
STATE OF TENNESEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy A. Tolleson, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness ~~my hand~~ and official seal this8th day of January, 1999.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

My Commission Expires May 26 2002

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn before me this 8th day of January, 1999.

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

My Commission Expires May 26 2002

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Suzanne Ragsdale
4402 Hunt Place
Nashville, Tennessee 37215

Send Tax Bills To:
New Owner

Map & Parcel No.
Map 131-7 Parcel 76

1615 01/12 0101 03CHECK 1032.20

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
276000.00
CON TX 1021.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1032.20
CHECK 1032.20

01/12/99 01 10:42 0001 1615

0535732
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:41

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411067