This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Hans L. Ragsdale
305 Gaywood Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 147-02; Parcel Number 076.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DAVID S. HANCE** and wife, **LOYDA M. HANCE**, have bargained and sold and do hereby transfer and convey unto **HANS L. RAGSDALE** and wife, **ESTHER M. RAGSDALE**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 309 on the plan of CALDWELL HALL, SECTION II, of record in Plat Book 2900, page 96, of the Register's Office of Davidson, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David S. Hance and wife, Loyda M. Hance, by deed from Raymond Hurspon Medley, Jr., and wife, Marion S. Medley of record in Book 10856, page 920, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to all matters on the plan of Caldwell Hall, Section II, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 1788, page 108 and as amended in Book 3097, page 407, said Register's Office; all easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 305 Gaywood Drive, Nashville, TN 37211

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

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS OUR HANDS AND SIGNATURES on this the 5th day of March, 1999.

DAVID S. HANCE

LOYDA M. HANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David S. Hance and wife, Loyda M. Hance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 5th day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$129,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

PICK-UP

0559194

IDENTIF. & REFERENCE

99MAR10 PM 1:13

6601 03/10 0101 03CHECK 490.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11377 PG. 685

0559194

IDENTIF. & REFERENCE

99 MAR 10 PM 1:13

REGISTER
DAVIDSON CO. TN.

CAMT	129500.00
CON TX	479.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	490.15
CHECK	490.15

03/10/99 01 13:12 0001 6601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435748