PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41570
Dav. Co. File: Box 8

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE. TN 37203

Instr:200004040033498 Page: 1 OF 2
REC'D FOR REC 04/04/2000 10:22:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1049.32

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D. Nicholas Ragsdale Jennifer M. Ragsdale 1304 Falkirk Court Nashville, TN 37221	First Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 142-16-A-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 283,600.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander Frederick Vincent, Jr. and Anne Alexander Vincent, as joint tenants with rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D. Nicholas Ragsdale and spouse, Jennifer M. Ragsdale,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennesse, being Lot No. 69 on the Plan of Devon Park, Phase II, of record in Book 6250, page 432, Register's Office for said County.

SAID Lot No. 69 fronts 85.29 feet on the northeasterly margin of Falkirk Court and extends back 136.22 feet between parallel lines to a dead line in the rear.

BEING the same property conveyed to Alexander Frederick Vincent, Jr. and Ann Alexander Vincent, as joint tenants with right of survivorship by deed from Russell Willis, Trustee of record in instrument No. 200021850016714, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a desginated building area and 10 foot foot easement for public utility and drainage purposes along the southeasterly and rear line(s); Storm sewer located along a portion of the southeasterly line of said lot; Storm Water detention agreements of recrod in Book 6145, page 252, and Book 6503, page 144, said Register's Office; Restrictive covenants of record in Book 6176, page 7, amended in Book 6541, page 542, and Book 6967, page 156, said Register's Office.

This is improved property, known as: 1304 Falkirk Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2000.

Alexander Frederick Vincent, Jr.
Alexander Frederick Vincent, Jr.

Anne Alexander Vincent
Anne Alexander Vincent

State of Tennessee
County of Davidson

On this 31st day of March, 2000, before me the undersigned authority, personally appeared **Alexander Frederick Vincent, Jr.** and **Anne Alexander Vincent**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 283,600.00

Affiant

Sworn and subscribed before me on the 31st day of March, 2000.

My Commission Expires: 5-14-03

A. MARCHITER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public