Davidson County DEEDWARR
Recvd: 03/07/02 10:46 2pgs
Fees:13.00 Taxes:2312.50
20020307-0028696

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $625,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of March, 2002. Notary Public My Commission Expires: 3/10/2003

BRENDA R. LEHMAN NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE AT LARGE

Address New Owner As Follows:
Robert S. Henry and
Traci C. Henry
435 Lynwood Blvd.
Nashville, Tennessee 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
116-15-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD RAY RAGSDALE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT S. HENRY AND WIFE, TRACI C. HENRY**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 238 feet front and 102 feet rear of Lot No. 110 on the Plan of a Re-subdivision of part of Royal Oaks Subdivision, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said portion of Lot No. 110 fronts 238 feet on the westerly margin of Lynwood Boulevard and extends back 304 feet on the northerly line and 346 feet on the southerly line to a dead line in the rear, measuring 102 feet thereon.

Being the same property conveyed to Harold Ray Ragsdale by deed from David F. Parlett and wife, Nannette S. Parlett, of record in Book 10681, page 957, Register's Office for Davidson County, Tennessee.

The description used is the same as the previous deed of record.
This conveyance is made subject to the following:

1. 2002 City of Belle Meade and Metro taxes, liens therefor but not yet due and payable, which shall be paid by Grantees. Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 435 Lynwood Blvd., Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of March, 2002.

HAROLD RAY RAGSDALE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD RAY RAGSDALE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2002.

Notary Public

My Commission Expires: 3-30-03

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