WARRANTY DEED

BOOK 4672 PAGE 456

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Bobby J. Stanley, et ux (NAME)	(NAME)	
2801 A Foster Ave (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	MAP 118-7
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pgr 21
		BH - 2045

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4144, page 245, Register's Office for said County.

We, John R. Ragan and wife, Martha W. Ragan

have this day bargained and sold, and do hereby transfer and convey unto the said

Bobby J. Stanley and wife, Nancy R. Stanley

their (~~XXXX~~), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 61 fronts 72 feet on the south side of Larmon Avenue or Drive and runs back 182 feet on the west line and 177.7 feet on the east line, to a dead line in the rear on which it measures 63.9 feet.

Being the same property conveyed to John R. Ragan and wife, Martha W. Ragan by deed from James G. Newman and wife, Mildred H. Newman of record in Book 4144, page 243, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 16th day of January 19 73

Affiant

My commission expires: Oct., 29, 1975 (Affix Seal)

Notary Public At Large

This is unimproved property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bobby J. Stanley and wife, Nancy R. Stanley their (~~XXXXXX~~) heirs and assigns forever. We covenant that we 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 above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Bobby J. Stanley and wife, Nancy R. Stanley, their (~~XXXXX~~) heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 16th day of January, 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John R. Ragan

Martha W. Ragan

This Instrument Was Prepared By

Phillip Saindon (gbl)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF ~~RXXXXXX~~ } Williamson

Personally appeared before me, James E. Hickerson *, a Notary Public in and for said County and State,*

John R. Ragan and wife, Martha W. Ragan

the within named bargainorS , with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Franklin *Tennessee*
this 16th *day of* January *, 19* 73.

James E. Hickerson
Notary Public

Commission expires October 29, 1975 At Large

NOTARY PUBLIC LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... ....of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JAN 16 73	CONV	23,000.00				
JAN 16 73	S'TAX		A*	59.80		
JAN 16 73	PR'FEE		A*	.50		
JAN 16 73	W'DEED		A*	4.00	*	64.30

WARRANTY DEED

FROM

JOHN R. RAGAN, ET UX

TO

BOBBY J. STANLEY, ET UX

B 9 1 3 0 3

IDENTIF. REFERENCE

JAN 16 3 03 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON