THIS INSTRUMENT PREPARED BY:
Jack A. Butler, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

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Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Michael Ragan, et ux (NAME)	National Mortgage Company (NAME)	52 51060
301 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 120 (STREET ADDRESS)	Map 162-3
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38101 (CITY) (ZONE) (STATE)	Par 160

FOR AND IN CONSIDERATION of the sum of Ten and no/100s ($10.00) Dollars *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged and in order to vest title to the property hereinafter described in the grantor and grantee as tenants by the entirety,

FEB 12 MISC A* 4.00 * 4.00

I, ROSEMARY S. SHANOR RAGAN

have this day bargained and sold, and do hereby transfer and convey unto the said my husband, JAMES MICHAEL RAGAN, his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Antioch Park, Section 5, as of record in Book 4460, page 58, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

BEING part of the same property conveyed to Martin Construction Company by deed from Consolidated Development, Inc., of record in Book 4571, page 289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4562, page 949, and easements and conditions as set forth on the above plan of record, all of which are recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to the terms and provisions of Section 64-109 Tennessee Code Annotated. It is the express intention of the grantor by this instrument to create an estate by the entirety in and to the entire interest in the above described property previously held by the grantor in her own name.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the _____ day of _____ 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved (x) improved ( ) property, known as 301 Bart Drive, Antioch, Tennessee 37013
(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 JAMES MICHAEL RAGAN, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES MICHAEL RAGAN, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 31 *day of* December, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rosemary S. Shanor Ragan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda Sue Steinwedel, a Notary Public in and for said County and State, ROSEMARY S. SHANOR RAGAN

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 74.

Linda Sue Steinwedel Notary Public

Commission expires 10-31-78

NOTARY PUBLIC LINDA SUE STEINWEDEL DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM

ROSEMARY S. SHANOR RAGAN

TO

JAMES MICHAEL RAGAN

C 87372

IDENTIF. REFERENCE

FEB 12 10 36 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238