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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Ragan	Same	113
(NAME) Rt. 1, Old Charlotte Rd.	(NAME)	34
(STREET ADDRESS OR ROUTE NUMBER) Pegram, TN 37143	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Part

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand One Hundred Seventy and 15/100 ($12,170.15) DOLLARS

of which $7,000.00 has been paid in cash by grantee, receipt of which grantors hereby acknowledge and the agreement of grantee to assume and agree to pay the balance of an indebtedness owed to John Ross Nanni, Trustee, in the amount of $5170.15 as evidenced by a Deed of Trust recorded in Book 4859, Page 819, R.O.D.C., Tenn., payable in monthly installments of $101.27 and pursuant to the terms and conditions contained therein.

we, Calvin C. Lynch and Dorothy Lynch

have bargained and sold, and by these presents do transfer and convey unto the said Michael Ragan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Ninth Civil District of Davidson County, Tennessee, on South side of Longview Drive, beginning at a steel pin in the center of Longview Drive, the same being the South East corner of the Hattie McCord Tract thence with the center of the Road East 36° South 81' to a steel pin thence with the center of said Road South 2 1/2° East 93' to a steel pin thence South 47° West 440' to a steel pin thence W 36° North 81' to a steel pin thence North 40° East 500' with the McCord line to the point of beginning and containing 1.28 acres more or less.

Being the same property conveyed to Calvin C. Lynch, et ux, by deed from Perry A. Ragan, et ux, of record in Book 3249, Page 533, R.O.D.C., Tenn.

This is improved (X) property, known as Rt. 1, Longview Drive, Pegram, TN (unimproved ( ))
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of July, 1976.

Calvin C. Lynch

Dorothy Lynch

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in ~~and for~~ said County and State, the within named Calvin C. Lynch and Dorothy Lynch

the bargainor ~~s~~, 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 Nashville, this 1st day of July, 1976.

My commission expires 5-8-79 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,170.15
This is equal to or greater than the property would bring at a fair and voluntary sale.

H E Collins

Sworn to and subscribed before me this 8th day of July, 1976.

My commission expires 5-8-79 Notary Public

This instrument was prepared by:
Harold E. Collins, Atty., 802-51st Ave. N., Nashville, TN

Name			Address		
~~JUL-9 76~~	~~CONV~~	~~12,170.15~~			
JUL-9 76	S'TAX		B*	31.72	
JUL-9 76	PR'FEE		B*	.50	
JUL-9 76	W'DEED		B*	4.00	* 36.22

WARRANTY DEED

FROM

TO

D 57487

IDENTIF. REFERENCE

JUL 9 10 05 AM '76

FELIX Z. GILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219