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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Elwanda F. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 19 76

Notary Public

MY COMMISSION EXPIRES: 7-1-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elwanda F. Ragan (NAME)	First Federal Savings & Loan Assn. (NAME)	3D-4630
104 Quinn Circle (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue North (STREET ADDRESS)	95-9-52
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, BEATRICE MADELINE SCHIANO - An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELWANDA F. RAGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of W.E. Quin Jr.'s Lebanon Road Subdivision, as of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the westerly side of Quin Circle and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Beatrice Madeline Schiano by Deed from George N. Gragson and wife, Christine Gragson of record in Book 4889, page 326, Register's Office for Davidson County, Tennessee.

As part of the above consideration the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantor herein to First Federal Savings and Loan Association in the original principal amount of $12,500.00 of record in Book 4231, page 63, Register's Office for Davidson County, Tennessee and also agrees to assume a second note in the amount of $13,200.00, payable to the Grantor.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 104 Quinn Circle Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 17th day of September, 1976

Beatrice Madeline Schiano

BEATRICE MADELINE SCHIANO

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice Medeline Schiano

the bargainor, 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, Tennessee, this 17th day of September, 1976

Commission expires ~~My Commission Expires Nov. 23, 1977~~

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM BEATRICE MADELINE SCHIANO

TO ELWANDA F. RAGAN

D 6 8 5 7 4

IDENTIFICATION REFERENCE

SEP 20 10 12 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 20 76	CONV	31,000.00			
SEP 20 76	S'TAX		B*	80.60	
SEP 20 76	PR'FEE		B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 85.10