FORM NO. V-D-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,200.00

Tom Fancher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st. DAY OF June, 19 77

Cwl Blackard
Notary Public

MY COMMISSION EXPIRES: Sept 1 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stephen L. Edwards, Atty., 806 Nashville Bank & Trust Bldg., Nashville, Tn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas G. Fancher et ux (NAME) | Commerce Union Bank (NAME) | Map 162-2 |
| 5555 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 107 |
| Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 5DU-51651 |

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, H. WAYNE RAGAN and wife, JUNE G. RAGAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS G. FANCHER and wife, CAROLYN B. FANCHER,

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:

Being Lot No. 72 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 72 fronts 70.00 feet on the southerly margin of Coleridge Court and extends back between lines, 154.0 feet on the easterly line and 145.6 feet on the westerly line to a line in the rear, measuring 103.13 feet thereon.

Being the same property conveyed to H. Wayne Ragan and wife, June G. Ragan, by deed from Robert J. Smith and wife, Ruth M. Smith, of record in Book 4474, page 185, Register's Office for Davidson County, Tennessee.

Grantees assume and agree to pay a certain promissory note dated June 20, 1969, payable to Commerce Union Bank, of Nashville, Tennessee, which is secured by a deed of trust of record in Book 4345, page 301, said Register's Office. All monies in Grantors' escrow account at Commerce Union Bank are hereby transfered to, and become the property of, the Grantees.

This is unimproved ( ) improved (X) property, known as 209 Coleridge Court, Antioch, Tn. 37013
(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 our hand s this 1st. day of June, 19 77

H. Wayne Ragan

June G. Ragan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C.W. Blankenship, a Notary Public in and for said County and State, the within named H. Wayne Ragan and June G. Ragan

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, Tennessee, this 1st. day of June, 1977

Commission expires Sept 15, 1979 C W Blankenship
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 ) as such _____ and (they) _____, 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
H. WAYNE RAGAN and wife,
June G. Ragan (GRANTORS)

TO
THOMAS G. FANCHER and wife,
CAROLYN B. FANCHER, (GRANTEES)

E 0 6 8 5 5

IDENTIF. REFERENCE

JUN 2 12 39 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| JUN-27 | CONV | 30,200.00 | | | |
| JUN-27 | S'TAX | | B* | 78.52 | |
| JUN-27 | PR'FEE | | B* | .50 | |
| JUN-27 | W'DEED | | B* | 4.00 | * 83.02 |