This instrument was prepared by McKenzie Smith, Jr. Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED

BOOK 5176 PAGE 809

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Michael Ragan etux. ~~Rosemary S. Ragan~~ (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 173-1
225 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North — (STREET ADDRESS)	Parcel 79
Antioch, Tennessee. 37013. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. 37219. (CITY) (ZONE) (STATE)	5 DU-61553

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)----------*Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original amount of $27,600.00 to Home Federal Savings and Loan Association; and secured by a deed of trust executed by Franklin H. Faubion and wife, Barbara Ann Faubion to Attorneys Title Company, Trustee of record in Book 4882, page 303, Register's Office for said County, which said unpaid balance Grantees assume and promise to pay, We,

Franklin H. Faubion and wife, Barbara Ann Faubion, hereinafter called Grantors,

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

James Michael Ragan and wife, Rosemary S. Ragan, hereinafter called Grantees, their,

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~, *heirs and assigns,*

Being Lot No. 73 on the Plan of Monte Carlo Estates, Section I, of record in Book 4675, page 68, Register;s Office for said County.

Said Lot No. 73 fronts 80.0 feet on the easterly side of Cedarview Drive and extends back 195.71 feet on its southerly line and 239.19 feet on its northerly line to a line in the rear measuring 130.28 feet thereon.

Being the same property conveyed to Grantors by deed from Brent Valley Builders, Inc. of record in Book 4882, page 301, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4781, page 858; to Plan of record in Book 4675, page 68; and to sewer easement of record in Book 4909, page 574, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 28th day of July, 19 77

Affiant James M. Ragan

My commission expires: 9/1/80 (Affix Seal)

Notary Public Catherine P. Cavell

This is unimproved ( ) improved (X) property, known as 225 Cedarview 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

Grantees, their

~~XXXXXXX~~

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 stated above

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(~~XXXXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 25th day of July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Franklin H. Faubion

Barbara Ann Faubion

Franklin H. Faubion

Barbara Ann Faubion

BOOK 5176 PAGE 810

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Franklin H. Faubion and wife, Barbara Ann Faubion

the within named 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 Memphis ~~Nashville,~~ *Tennessee, this* 27 *day of* July, *19* 77

Commission expires My Commission Expires March 31, 1981 Notary Public

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 .....

Return to Real Estate Dept.
Third National Bank

WARRANTY DEED

FROM

Franklin H. Faubion etux.

TO

James Michael Ragan etux.

E 17051

IDENTIF. REFERENCE

JUL 28 1 59 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 28 CONV 41,000.00
JUL 28 S TAX B* 106.60
JUL 28 PRFEE B* .50
JUL 28 WDEED B* 4.00 * 111.10

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS