THIS INSTRUMENT PREPARED BY John T. Conners, Jr., 21st FLOOR - FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

BOOK 5177 PAGE 367

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald David Childress, et ux	Collateral Investment Co.	Map 162-3
(NAME) 301 Bart Drive	(NAME)	Parcel 160
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS)	FB 5DU51060
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid, the receipt of which is hereby acknowledged, we,

ROSEMARY S. SHANOR RAGAN and husband, JAMES MICHAEL RAGAN, as tenants by the entireties,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD D. CHILDRESS and wife, DEBORAH L. CHILDRESS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

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 the same property conveyed to Rosemary S. Shanor, as unmarried person, by deed from Martin Construction Company, a Tennessee corporation, of record in Book 4644, page 557, Register's Office for Davidson County, Tennessee, the said Rosemary S. Shanor having since married, becoming Rosemary S. Shanor Ragan, and the said Rosemary S. Shanor Ragan having created a tenancy by the entireties with James Michael Ragan by deed of record in Book 4888, page 973, said Register's Office.

SUBJECT to liens, encroachments, restrictive covenants and easements of record and taxes for the year 1977, which have been prorated and assumed by grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

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

Affiant James Michael Ragan

My commission expires: 10-23-79 (Affix Seal)

Notary Public John T. Conners, Jr.

This is unimproved ( ) improved (X) 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 Ronald D. Childress and wife, Deborah L. Childress, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald D Childress and wife, Deborah L. Childress, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 28th *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.*

Rosemary S. Shanor Ragan
ROSEMARY S. SHANOR RAGAN

James Michael Ragan
JAMES MICHAEL RAGAN

BOOK 5177 PAGE 368

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John T. Conners Jr., a Notary Public in and for said County and State, Rosemary S. Shanor Ragan and husband, James Michael Ragan

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 Nashville, Davidson Co., Tennessee, this 28th day of July, 19 77.

John T. Conners
Notary Public

Commission expires 10-23-'79

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 and husband, JAMES MICHAEL RAGAN

To

RONALD DAVID CHILDRESS and wife, DEBORAH P. CHILDRESS

IDENTIF. REFERENCE

JUL 29 1 31 PM '77

REGISTER
DAVIDSON CO. TENN.

Rec'd 1 Box 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

E 17289

JUL 29 77	CONV	28,000.00			
JUL 29 77	S'TAX		B*	72.80	
JUL 29 77	PR'FEE		B*	.50	
JUL 29 77	W'DEED		B*	4.00	* 77.30