BOOK 5214 PAGE 559 FORM NO. WD-1

New Owner:
James A. Ragghianti
Route 3
Cages Bend Road
Gallatin, Tn 37066

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

James Owens James A. Ragghianti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 77.

Diane P. Weis
Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires AUGUST 6, 1980~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles E. Weis (NAME) First American Center 14th Floor (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Owens (NAME)	James E. Owens (NAME)	117-4
5424 Overton Rd. (STREET ADDRESS OR ROUTE NUMBER)	5424 Overton Rd. (STREET ADDRESS)	187
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37220 (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, Lum Woodard, Jr. and wife Phyllis Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ragghianti and James E. Owens

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:

Lot No, 26 in "Victoria Place" a plan of which is of record in Book No. 332, page 10, Register's Office for Davidson County, Tennessee. Said lot No. 26, fronts Sixty Two & Five Tenths (62.5) feet, on the southerly side of Dallas Avenue, and extends back between parallel lines One Hundred Thirty & Five Tenths (130.5) feet more or less to an alley.

Being the same property conveyed to Lum Woodard Jr. and wife Phyllis Woodard by deed from W. F. Smith and Porter R. Smith, Jr., as of record in Book 4996, page 76, RODC, Tennessee.

This is unimproved ( ) improved (X) property, known as 1505 Dallas Avenue (House Number) (Street) Nashville, Tennessee (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 & this 26th day of October, 1977

Lum Woodard Jr.

Phyllis Woodard

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Diane P Weis, a Notary Public in and for said County and State, the within named Lum Woodard, Jr. and Phyllis Woodard

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 26th day of October 1977

Commission expires My Commission Expires AUGUST 6, 1980

Diane P Weis
Notary Public

DIANE P. WEIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

E 33253

WARRANTY DEED

FROM Lum Woodard et ux

TO James A. Ragghianti

James E. Owens

IDENTIF. REFERENCE

OCT 27 9 37 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 27 77	CONV	14,500.00			
OCT 27 77	S'TAX		B*	37.70	
OCT 27 77	PR'FEE		B*	.50	
OCT 27 77	W'DEED		B*	4.00	* 42.20