79-4-6

5144 04/10 25.50- CHECK

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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 $ 35,000.00

David B. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID B. RAGAN (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	MAP: 148-13
334 FAIRLANE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	PARCEL: 71
NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	5DU45044

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, LOU ELLEN MIDGETT, A Single Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID B. RAGAN AND WIFE, CHARLENE 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. 293 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County.

Said Lot No. 293 fronts 80 feet on the north side of Fairlane Drive and runs back between lines, 164.4 feet on the west line and 173.7 feet on the east line to a dead line in the rear on which it measures 86.3 feet.

Being the same property conveyed to Lou Ellen Midgett by deed from Kenneth C. Litton and wife, Alma Willene Litton of record in Book 4189, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2598, Page 491, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 334 FAIRLANE DRIVE (House Number) (Street) NASHVILLE, TN. (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 5th day of April, 19 79

Lou Ellen Midgett
LOU ELLEN MIDGETT

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

LOU ELLEN MIDGETT

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 19 79

Commission expires 6/7/80

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
LOU ELLEN MIDGETT

TO
DAVID B. RAGAN, ET UX

F. 2 3 4 9 0

T
IDENTIF. REFERENCE

APR 10 3 34 PM '79

FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	95.50-
5144A04/10/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 23490

T
IDENTIF. REFERENCE

APR 10 3 34 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 676532