BOOK 5694 PAGE 931

WARRANTY DEED

FROM: John R. Brown, Grantor

TO: Caroline Ragan, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Caroline Ragan
Apt. N-4, Hobbs House
Nashville, Tennessee 37215

Send Tax Bills To:
same

Map-Parcel Numbers
131-2-4

Field Book Numbers
7DA 43515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Five Hundred and no/100 Dollars ($40,500.00).

Caroline Ragan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 1986.

Notary Public

My Commission Expires: Oct 21, 1984

FOR AND IN CONSIDERATION OF the sum of Forty Thousand Five Hundred and no/100 Dollars ($40,500.00), of which the Grantee has paid Ten Thousand Six Hundred Eighty-Three and 87/100 Dollars ($10,683.87) and for the remainder of which Grantee has assumed and agrees to pay the obligations of the Grantor evidenced by an Installment Deed Note dated September 14, 1979, in the original principal amount of Thirty-Thousand and no/100 Dollars ($30,000.00), having a present unpaid principal balance of Twenty-Nine Thousand Eight Hundred Sixteen and 13/100 Dollars ($29,816.13) executed by the Grantor payable to Margaret Ann Andrews, which Note is secured by an Installment Deed dated September 14, 1979 and appearing of record in Book 5498, page 610, Register's Office for Davidson County, Tennessee, John R. Brown, unmarried, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Caroline Ragan, unmarried, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. N-4 of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, said Register's Office, and by Master Deed of record in Book 5289, Page 515, said Register's Office, to which reference is hereby made for a more complete description of said land.

Being the same property conveyed to John R. Brown by deed from Margaret Ann Andrews, of record in Book 5498, Page 610, said Register's Office.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, Page 515, said Register's Office, as amended in Book 5292, Page 958, and further amended in Book 5293, Page 612, said Register's Office.

This conveyance is further subject to the Installment Deed of record in Book 5498, Page 610, Register's Office for Davidson County, Tennessee, and the Deed of Trust of record in Book 4361, page 816, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit N-4 of Hobbs House, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as otherwise herein provided.

And Grantor does further covenant and bind Grantor, his heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Grantee has executed this Warranty Deed for the purpose of evidencing her agreement to assume all of the obligations owed by Grantor in connection with the aforesaid Installment Deed Note and the Installment Deed. Further, Grantee agrees to indemnify and hold Grantor harmless from all loss or liability which result from her failure to pay and perform the obligations evidenced by the Installment Deed Note and the Installment Deed and to defend Grantor from all claims arising out of her failure to pay and perform such obligations.

Grantee further covenants and warrants that she will at all times maintain fire and casualty insurance in the minimum amount of $30,000 upon the herein conveyed premises and will name the Grantor as loss payee in the standard mortgagee clause, subordinate only to the holder of the aforesaid Installment Deed Note.

Witness our hands effective as of this 23 day of December, 1980.

GRANTOR:

John R. Brown
JOHN R. BROWN

GRANTEE:

Caroline Ragan
CAROLINE RAGAN

RUSH
IDENTIF. REFERENCE
5.2.3.5 4.0
DEC 29 3 02 PM '80
FELIX W. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Petruchin, a Notary Public in and for said County and State, the within named JOHN R. BROWN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 23rd day of December, 1980.

Karen Petruchin
Notary Public

My Commission Expires: October 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen Petruchin, a Notary Public in and for said County and State, the within named CAROLINE RAGAN, 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 seat at Nashville, Tennessee, this 23rd day of December, 1980.

Karen Petruchin
Notary Public

My Commission Expires: October 21, 1984

12/29 114.80- CHECK

WHW/12-9-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40500.00- CO	
			105.30 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 114.80-	
			2409A12/29/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

323540

IDENTIF. REFERENCE

DEC 29 3 02 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799603