This Instrument Prepared By:

G. Thomas Shields
Attorney at Law
Suite 100, Cumberland Office Bldg.
Madison, TN 37115

BOOK 5713 PAGE 417

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Bobby E. Rager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF February 19 81

Notary Public

MY COMMISSION EXPIRES: 10-24-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BOBBY E. RAGER (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	43-15
203 LIBERTY LANE (STREET ADDRESS OR ROUTE NUMBER)	UNION at FOURTH AVE. NORTH (STREET ADDRESS)	161
MADISON, TN 37115 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	11D-89140

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, JOE O. CRADDOCK and wife, BARBARA J. CRADDOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY E. RAGER

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:

Lots Nos. 20, 21 and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, Pages 36 and 37, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 62.5 feet on the southerly side of Old Hickory Boulevard and extend back 132.1 feet on the easterly line and 130 feet more or less on the westerly line to a line in the rear measuring 62.5 feet thereon.

Being the same property conveyed to Joe O. Craddock by deed from Roy H. Owens and wife, Lillian K. Owens of record in Book 5391, page 660, Register's Office for said County.

Said property is encumbered by a Deed of Trust of record in Book 4733, page 581, Register's Office for Davidson County, Tennessee, which Seller agrees to make payment of the same according to the terms and conditions set forth in said Deed of Trust and to hold Buyer harmless therefrom.

This is unimproved ( ) improved (X) property, known as 1118 East Old Hickory Blvd., Madison, Tennessee 37115
(House Number) (Street) (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 20 day of February, 1981

JOE O. CRADDOCK

BARBARA J. CRADDOCK

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 JOE O. CRADDOCK & wife, BARBARA J. CRADDOCK

the bargainors, 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 Madison, Tennessee, this 20th day of February 1981

Commission expires 10-21-1984

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
JOE O. CRADDOCK et ux

TO
BOBBY E. RAGER

G 30368

mail em,

IDENTIF. REFERENCE

FEB 24 8 48 AM '81

FELIX Z. MCGUIRE REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

02/24 62.40- CHECK

1198

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5713 PAGE 419

FOR _____

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
			21500.00-	CO
			55.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	62.40-
1198A02/24/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

630368

IDENTIF. REFERENCE

FEB 24 8 48 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808035