BOOK 5737 PAGE 76

Mail

SEND TAX BILLS:
NATIONAL MORTGAGE CO.
Knight Arnold Road
Memphis, Tn. 38118
Address New Owner:
Rupert Francis
122 Archwood Dr.
Madison, Tn.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

MAP PARCEL NO.
43-11
185
11D 52745

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BOBBY EUGENE RAGER AND WIFE, MARY NELL RAGER, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto RUPERT FRANCIS, hereinafter called the GRANTEE, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of John W. Anderson Estates, as of record in Book 1835, Page 34, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Bobby Eugene Rager and wife, Mary Nell Rager by deed from James O. Utley and wife, Hazel M. Utley of record in Book 5735, Page 51, Register's Office for Sumner County, Tennessee.

Subject to all restrictions and easements of record.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 4946, Page 800, Register's Office for Davidson County, Tennessee.

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

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

THE GRANTOR further covenants and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 19th day of September, 1981.

Bobby Eugene Rager
BOBBY EUGENE RAGER

Mary Nell Rager
MARY NELL RAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named BOBBY EUGENE RAGER AND WIFE, MARY NELL RAGER, the bargainor 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 Hendersonville, Tennessee, this the 19 day of September 1981.

Carlette P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-83

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $45,000

AFFIANT

Subscribed and sworn to before me, this the 19th day of September, 1981.

Billy Heatherly
NOTARY PUBLIC

My Commission Expires:
Oct 15 1983

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

FILED FOR RECORD
SEP 22 9 10 AM '81
SUMNER COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

28078

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

BOOK 5797 PAGE 78

RECEIVED OF _____

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
			9103A09/22/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60782

IDENTIF. REFERENCE

SEP 22 9 10 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 844554