FORM NO. WD-1

BOOK 6043 PAGE 721

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,950.00

Ronald G. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 19 83.

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 4-22-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald G. Ragan (NAME) | The New York Guardian Mortgagee Corporation (NAME) | 148-12-126 |
| 832 Richards Road (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 189 (STREET ADDRESS) | 2DU 15379 |
| Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP) | Hempstead, NY 11551 (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, Vesta Lou Hearn and husband, James T. Hearn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Ragan et ux Tena C. Ragan, as tenants by the entirety

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. 136 on the Plan of Hazelwood, Section 3, of record in Book 3842, page 23, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vesta Lou Hearn by deed from Ronald E. Woodard of record in Book 5798, page 158, Register's Office for said Davidson County, Tennessee. James T. Hearn herein joins to convey any and all rights and interest he may have; especially his marital rights. This conveyance is subject to restrictions of record in Book 3957, page 552, said Register's Office.

This conveyance is subject to an easement for public utility and drainage and building lines and an anchor easement of record in Book 3842, page 23, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

CHECK

This is { unimproved ( ) / improved (XX) } property known as 832 Richards Road (House Number) (Street) Antioch, TN 37013 (P.O. Address) (City or Town)

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 22ND day of APRIL, 19 83.

Vesta Lou Hearn — Vesta Lou Hearn

James T. Hearn — James T. Hearn

04/25 115.4

2528

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vesta Lou Hearn and husband, James T. Hearn

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 22ND day of APRIL, 19 83

Commission expires 4-21-85

Patricia E. Clark
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

Vesta Lou Hearn

TO

Ronald G. Ragan

IDENTIF. REFERENCE

APR 25 10 34 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 4 3 7 7 0

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6043 PAGE 723

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 41950.00- | CO |
| | | | 108.94 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 115.44- |
| | | | 2528A04/25/83 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 7 7 0

IDENTIF. REFERENCE

APR 25 10 34 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944191