FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,400.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

BOOK 6216 PAGE 539

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY D. KISTNER (NAME)	Bankers Mortgage Corporation (NAME)	MAP 94-1
1012 Dew Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	PAR 130
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29503 (CITY) (STATE) (ZIP)	18W-09640

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, JOHN W. MAY and JAMES A. RAGGHIANTI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY D. KISTNER and ~~wife, DENISE M. KISTNER~~

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 54 on Plan of The Subdivision of Lot #3, N.H. Hobson's Subdivision of H.A. Caldwells Property, in Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John W. May and James A. Ragghianti by deed from First Tennessee Bank, N.A. Nashville, of record in Book 5861, Page 904, Register's Office for Davidson County, Tennessee.

H 9 8 3 5 0

IDENTIF. REFERENCE

JAN 10 12 11 PM '84

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN

CHECK This is unimproved ( ) improved ( ) property, known as 1012 Dew Street, Nashville, TN. 37206 (House Number) (Street) (Address) (City or Town) (Postal Zip)

X

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 ~~their~~ hand ~~s~~ this 21st day of December, 19 83

JOHN W. MAY John W. May Martha R. May

JAMES A. RAGGHIANTI James A. Ragghianti Mary K. Ragghianti

01/18 69.94

7207

STATE OF TENNESSEE
Davidson County

BOOK 6216 PAGE 540

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. MAY and JAMES A. RAGGHIANTI and MARY K. RAGGHIANTI,

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 21st day of December, 19 83.

Commission expires 10/15/86

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

JOHN W. MAY

JAMES A. RAGGHIANTI

TO

JIMMY D. KISTNER

DENISE M. KISTNER

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 21st day of December, 1983, before me personally appeared ALAN L. SATURN, to be known to be the person who executed the foregoing instrument in behalf of MARTHA A. MAY, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said MARTHA A. MAY.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of December 1983.

NOTARY PUBLIC

My Commission Expires: 10/15/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6216 PAGE 541

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24400.00- CAMT.	
			63.44 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	69.34-
7207A01/18/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 3 5 0

IDENTIF. REFERENCE

JAN 18 12 11 PM '84

REGISTER
DAVIDSON CO., TN

No. 7603