FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Michael J. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd., Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Ragan (NAME)	Michael J. Ragan (NAME)	Map: 92-9
3714 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	3525 Charlotte Avenue (STREET ADDRESS)	Par: 184
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	11W-67520

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, William L. James and wife, Judith L. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Ragan, Individually

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:

BEING Lot No. 14 on the Map of the subdivision of W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50 feet on the northerly side of Charlotte Pike and runs back in a northerly direction between parallel lines 150 feet to an alley.

BEING the same property conveyed to J. W. Warf and Thomas Albert Warf under the Will of Ethel Warf, deceased, of record in Will Book 144, page 688, Probate Court for Davidson County, Tennessee.

SAID property having been previously conveyed to Thomas M. Warf and wife, Ethel C. Warf, by deed of record in Book 2697, page 609, Register's Office for Davidson County, Tennessee.

CONVEYANCE is subject to a first mortgage to be assumed by the buyer, Michael J. Ragan, to Thomas A. Warf and J. W. Warf, in the principal amount of Thirteen Thousand, Nine Hundred, Ninety-four dollars and Twenty-Eight Cents ($13,994.28).

BEING the same property conveyed to William L. James and wife, Judith L. James, by warranty deed from J. W. Warf and Thomas Albert Ward, as recorded in Book 6215, page 145, Register's Office for Davidson County, Tennessee.

SCK

This is Unimproved ( ) Improved (X) property, known as 3714 Charlotte Avenue, Nashville, TN 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/06 67.60-

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 s this 5th day of February, 1985

Judith L James William L. James

9014

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named William L. James and wife, Judith L. James

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 5th day of February 09 85

Commission expires 10/20/85

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
William L. James and wife,
Judith L. James

TO
Michael J. Ragan, Individually

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I-81273 RUSH

IDENTIF. REFERENCE

FEB 6 8 09 AM '85
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

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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
			23600.00- CAMT.	
			61.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	67.60-
			9014A02/06/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 2 7 3

T
IDENTIF. REFERENCE

FEB 6 8 09 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106469