THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 Madison Street, Suite 108
Madison, Tennessee 37115

Mail

WARRANTY DEED

BOOK 6542 PAGE 174

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby E. Rager et ux (NAME)	The Kissell Company (NAME)	Map 51-08
203 Liberty Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3409-P (STREET ADDRESS)	Parcel 143
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Philadelphia, PA 15264 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .Ten .and .NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 4474, page 247, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and hold Grantors harmless from same, we

Nancy C. Binkley, a widow, and William L. Underhill, hereinafter referred to as Grantors

.....

have this day bargained and sold, and do hereby transfer and convey unto the said .....Bobby E. Rager, and wife, Mary Nell Rager, hereinafter referred to as Grantees.....
.....their..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING a Tract of land in Davidson County, Tennessee, being a part of Lot No. 11 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described partly according to a survey made by H. Gee, Surveyor, may 7, 1959, as follows:

BEGINNING at a point North 59° 30' West 200 feet from the intersection of the northwesterly margin of Milliken Bend Road with the northeasterly line of property conveyed to Herman W. Curtis and wife, by deed from Zona B. Robinson of record in Book 2856, page 494, said Register's Office; thence with said Curtis line, North 59° 30' West 200 feet to the southeasterly margin of Liberty Circle, northeasterly 50 feet, more or less, to the southerly margin of East Palestine Boulevard; thence with said Boulevard, South 65° 30' East 200 feet to the northwest corner of the property conveyed to Earnest A. Huff and wife, by Deed from Zona B. Robinson, of record in Book 3433, page 10, said Register's Office; thence with said Huff's northwesterly boundary line, southwesterly 70 feet, more or less, to the beginning.

(continued on reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,680.84

Subscribed and sworn to before me, this the 24th day of April 1985.

Affiant Bobby E. Rager

My commission expires: 7-17-88 (Affix Seal)

Notary Public Ann L. Black

STATE OF TENNESSEE LARGE CONSIDERATION

This is improved (X) unimproved ( ) property, known as 218 & 220 E. Palestine Avenue, Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..
Grantees, their
..... *(successors),*

heirs and assigns forever ..We.. *covenant that* ..we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* .....ourselves, our..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantees, their.....
..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ..our *hand S* ..... *this* ..24th.. *day of* .....April..... *19* 85. *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

† Nancy C. Binkley
NANCY C. BINKLEY, A WIDOW

† William L. Underhill
WILLIAM L. UNDERHILL

04/25/85 08:55 CHECK

1334

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy C. Binkley and William L. Underhill

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that S executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 24th day of April, 19 85.

Ann L. Black
Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

(continuation)

BEING the same property conveyed to Nancy C. Binkley and William L. Underhill by deed from Nancy C. Binkley and Melissa Ann (Binkley) DeArmond of record in Book 5893, page 173, Register's Office for Davidson County, Tennessee

FELIX A. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN
APR 26 9 55 AM '85

IDENTIF. REFERENCE

I 9 9 7 0 5

WARRANTY DEED

FROM
Nancy C. Binkley and
~~William L. Underhill~~

TO
Bobby E. Rager and wife
Mary Nell Rager

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6542 PAGE 176

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

67680.84- CAMT.
176.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.52-
1834A04/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 7 0 5

IDENTIF. REFERENCE

APR 26 9 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 128675