FORM NO. WD-1

BOOK 6679 PAGE 85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Oct 1985

Notary Public

MY COMMISSION EXPIRES: 3-29-89

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite C-301 2002 Richard Jones Rd. Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ragghianti (NAME)	FLEET Real ESTATE FUNDING (NAME)	130-12
4421 Alcott Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	22
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	FLORENCE, SOUTH CAROLINA 29503 (CITY) (STATE) (ZIP)	FH-5030

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, James G. Varner et ux, Judy L. Varner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ragghianti etux, Mary K. Ragghianti

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. 21 on the Plan of Hycrest Acres, Section 3, as of record in Plat Book 2331, page 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James G. Varner and wife, Judy L. Varner by deed from Myung Ho Hong and wife, Jae Sun Hong of record in Book 6319, page 735, said Register's Office.

this conveyance is made subject to: (1) Restrictions of record in Book 2480, page 521, and Book 1850, page 271; (2) Easement in Book 6180, page 933; and (3) All matters appearing on the Plan of record in Plat Book 2331, page 75, said Register's Office.

43469

IDENTIFICATION REFERENCE

Oct 10 9 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4421 Alcott Drive Nashville, TN 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 4 day of October, 19 85

James G. Varner

Judy L. Varner by
James G. Varner
ATTORNEY IN FACT

BOOK 6673 PAGE 86

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Varner et ux, = Judy L. Varner

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 7 day of Oct 19

Commission expires 4-14-87

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

STATE OF TENNESSEE)
DAVIDSON COUNTY)

ON THIS 7th day of OCTOBER, 1986, BEFORE ME, the UNDERSIGNED, appeared JAMES G. VARNER, KNOWN personally to me, and who executed the FOREGOING for himself and on behalf of Judy L. VARNER, HIS wife mentioned, and who executed the same as the free act and deed of both of them.

NOTARY PUBLIC AT LARGE

My comm expires 4-14-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6679 PAGE 87

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

114000.CO- CAMT.
296.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 302.90-
5326A10/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43469

IDENTIFICATION REFERENCE

Oct 10 9 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180835