MAP: 149-5
PARCEL: 177

THIS INSTRUMENT PREPARED BY:

IMOGENE W. BOLIN
Attorney at Law
328-B S. Lowry
P.O. Box 467
Smyrna, TN 37167

SEND TAX BILLS TO:

M. Imogene Cook
4808 Terragon Trail
Antioch, TN 37013

NAME AND ADDRESS OF NEW OWNER:

Same as above

STATE OF TENNESSEE

COUNTY OF DAVIDSON

FEB 4 9 49 AM '86

7376

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 14, 1979, and filed for record November 15, 1979, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Book 5531, Page 401, and note of even date thereby secured, in the original principal amount of THIRTY-SEVEN THOUSAND TWO HUNDRED AND NO/100 ($37,200.00) DOLLARS payable to COMMERCE UNION BANK (now assigned to WACHOVIA MORTGAGE COMPANY), which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

We, the undersigned, JIMMIE W. RAY and wife, BEVERLY JANE RAY, have bargained and sold and do hereby transfer and convey unto M. IMOGENE COOK, unmarried, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to wit:

> Being Lot No. 75 on the plan of Section Nine, Terragon Trails, of record in Book 5200, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 59.67 feet on the northeasterly margin of Terragon Trail and extends back 119.12 feet on the northwesterly line and 119.08 feet on the southeasterly line to a dead line in the rear, measuring 59.67 feet thereon.

Being the same property conveyed unto Jimmy W. Ray and wife, Beverly Jane Ray, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Deed Book 5531, page 398, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5341, Page 983, Register's Office for Davidson County, Tennessee and to the matters set forth in the above referenced plan of record.

This is improved property known as 4808 Terragon Trail, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, her successors and assigns, forever.

AND we do covenant with the said Grantee herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1986 property taxes are in escrow and said escrow account is hereby transferred to and assumed by the Grantee herein.

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 Grantee herein, her successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee herein thirty (30) days from date of Deed.

WITNESS OUR HANDS, this 27 day of January, 1986.

Jimmie W. Ray
JIMMIE W. RAY

Beverly Jane Ray
BEVERLY JANE RAY

(ACKNOWLEDGMENT ON NEXT PAGE)

BOOK 6776 PAGE 381

STATE OF TENNESSEE]
]
COUNTY OF Rutherford]

Personally appeared before me, the undersigned authority, a Notary Public in and for said State, the within-named JIMMIE W. RAY and wife, BEVERLY JANE RAY, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes contained therein.

WITNESS MY HAND and official seal at La Vergne, Tennessee, this 27th day of January, 1986.

M. Imogene Cook
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-28-86

STATE OF TENNESSEE]
]
COUNTY OF Rutherford]

I hereby swear or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 45,299.95, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M. Imogene Cook
AFFIANT

Subscribed and sworn to before me this the 27th day of January, 1986.

M. Imogene Cook
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-28-86

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

RECEIVED OF _____

FOR _____

BOOK 6776 PAGE 352

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
			45289.00- CONT.	
			117.00 CSTAX	
			.50 PRFEE	
			5.00 MISC	
			CHECK	127.50-
			1855402/04/EE BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.37.64.

IDENTIFICATION REFERENCE

FEB 4 9 49 AM '86

FELIX Z. WILSON JD REGISTER
DAVIDSON COUNTY, TN

No. 216470