Box 44

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

H. Berney Ragan III
Affiant

Subscribed and sworn to before me, this 13th day of March, 1986.

Kerry L. LaMaster
Notary Public

My Commission expires: 10-19-86

This Instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
H. Berney Ragan, III, and wife, Claire M. Ragan 630 Royal Oaks Place Nashville, TN 37205	SAME	130-3 70

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KAREN ANN PITTS RAINEY**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **H. BERNEY RAGAN, III, AND WIFE, CLAIRE M. RAGAN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of the Resubdivision of Royal Oaks, Section "A," as of record in Book 1424, page 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Ann Pitts Rainey by deed from Mary Elizabeth Carothers Weaver, of record in Book 5957, page 876, Register's Office for Davidson County, Tennessee.

The above-described property is conveyed subject to:

1. 1986 property taxes, which have been prorated and assumed by Grantees.

2. A 10 foot sanitary sewer easement granted to the City of Belle Meade, of record in Book 5787, page 324, said Register's Office.

3. Matters shown on the plan of record in Book 1424, page 55, said Register's Office.

This is improved property, known as 630 Royal Oaks Place, Nashville, Tennessee 37205.

03/13 49:03- CHECK

3/87

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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.

JACK D. RAINEY, JR., husband of Karen Ann Pitts Rainey, joins in the execution of this deed to convey any interest he may have in the subject property.

WITNESS our hands this 13 day of March, 1986.

Karen Ann Pitts Rainey

Karen Ann Pitts Rainey

Jack D Rainey Jr.

Jack D. Rainey, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Ann Pitts Rainey and husband, Jack D. Rainey, Jr., the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 1986.

Kelly L. McDonald

Notary Public

My Commission Expires: 10-19-86

8 2 8 2 9

IDENTIFICATION REFERENCE

MAR 13 2 41 PM '86

FELIX Z. WILSON II 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
			187500.00-	CAMT.
			467.50	CSTAX
			.50	PRFE
			6.00	WDEED-
				CHECK 494.00-
2797	A	03/13/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 8 2 9

IDENTIFICATION REFERENCE

MAR 13 2 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227114