STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6819 PAGE 186

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

The actual consideration or value, whichever is greater, for this transfer is $125,050.00.

Ann Randol Stephens
Affiant

Subscribed and sworn to before me, this 15th day of April, 1986.

Connie Q. Riggs
Notary Public

My Commission expires: 11-12-89

Mail

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Ann Randol Stephens 4014 Dorcas Drive Nashville, TN 37215	SAME	116-16 32

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged, We, HUDSON B. RAGAN, III AND WIFE, CLAIRE M. RAGAN, FORMERLY CLAIRE E. MILLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANN RANDOL STEPHENS, hereinafter called the Grantee, her 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. 31 on the Plan of Evergreen Heights, Part Two, as of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hudson B. Ragan, III and Claire E. Miller by deed from James L. Love and wife, Sandra G. Love, of record in Book 6344, page 777, Register's Office for said County, the said Hudson B. Ragan, III and Claire E. Miller having since married and the said Claire E. Miller now being Claire M. Ragan.

The above-described property is conveyed subject to:

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

2. Matters shown on the plan of record in Book 1835, page 19, Register's Office for said County.

This is (X) improved property, known as: 4014 Dorcas Drive
( ) unimproved (House Number) (Street)

(P. O. Box) Nashville, Tennessee 37215 (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 Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 hands this 1st day of April, 1986.

Hudson B. Ragan, III

Claire M. Ragan

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 Hudson B. Ragan, III and wife, Claire M. Ragan, formerly Claire E. Miller, 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 the 1st day of April, 1986.

Connie J. Biggs
Notary Public

My Commission Expires:

11-12-89

880080

IDENTIFICATION REFERENCE

APR 2 10 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6819 PAGE 188

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

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 331.50-
697 A 04/02/86 BL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

880900

IDENTIFICATION REFERENCE

APR 2 10 38 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233153