Bat 47 BOOK 6854 PAGE 120

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
TENA C. RAGAN	SINGLETON MORTGAGE CORPORATION	14D 27730
(NAME)	(NAME)	
2720 Morgan Road	6263 Poplar Avenue, Suite 100	15 - 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN. 37080	Memphis, TN. 38119	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantee, TENA C. RAGAN, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, TOBY DEAN BARNES AND RITA J. BARNES,

have bargained and sold, and by these presents do transfer and convey unto the said TENA C. RAGAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the Fourteenth Civil District of Davidson County, Tennessee, about 3 miles east of Joelton, and described as follows:

Beginning in the center of Morgan Road, running north 46° 30' east 82 1/2 feet; thence north 36° 15' east 184 feet; thence north 31° 50' west 290.5 feet to a 12" white oak tree; thence south 2° west 452 feet with the easterly line of Bridges' property to the center of Morgan Road, the point of beginning, containing .87 acres, more or less, according to a survey made March 12, 1985, by C. J. Carney, Surveyor.

Being the same property conveyed to Toby Dean Barnes and wife, Rita J. Barnes, by deed from Matthews Fentress and wife, Edgar Ann Fentress, of record in Book 5163, page 256, Register's Office for Davidson County, Tennessee. The said Toby Dean Barnes and wife, Rita J. Barnes having since divorced, and by divorce decree of the Fourth Circuit Court for Davidson County, Tennessee, subject property is vested in Toby Dean Barnes and Rita Joy Barnes, as tenants-in-common.
The said Rita J. Barnes and Rita Joy Barnes being one and the same person.

unimproved ( )
This is improved (XX) property, known as 2720 Morgan Road (House Number) (Street)
Joelton (P. O. Address) (City or Town) 37080 (Zip Code)

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.

Whenever 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 25th day of April, 19 86.

Toby Dean Barnes
TOBY DEAN BARNES

Rita J. Barnes
RITA J. BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOBY DEAN BARNES AND RITA J. BARNES

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 Madison, Tennessee, this 25th day of April, 19 86.

My commission expires 3-11-90 Notary Public Doris Colley

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,520.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Tena C. Ragan

Sworn to and subscribed before me this 25th day of April, 1986.

My commission expires 3-11-90 Notary Public Doris Colley

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

This instrument was prepared by:

Name Address

9 9 7 8 2

IDENTIFICATION REFERENCE

MAY 12 2 25 PM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
TOBY DEAN BARNES AND
RITA J. BARNES

TO
TENA C. RAGAN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF

FOR

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41520.00- CAMT. 107.90 CSTAX .50 PRFEE 6.00 WDEED CHECK 114.40- .00	

290BA05/12/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.97.82-

IDENTIFICATION REFERENCE

MAY 12 2 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246761