7105

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS		MAP-PARCEL NUMBERS:
JIM H. DUNN, TRUSTEE (NAME)	Marshall H. Ragan, et al (NAME)	Map 93-3
P. O. Box 524 (STREET ADDRESS OR ROUTE NUMBER)	315 Woodland Street (STREET ADDRESS)	Par. 47 Jd
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7105 PAGE 867

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

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

I, WILLIAM D. CASTLEMAN, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER, AND CONVEY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY,

have bargained and sold, and by these presents do transfer and convey unto the said JIM H. DUNN, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER, AND CONVEY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY,

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 Davidson County, Tennessee, and MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

83221.

IDENTIFICATION REFERENCE

JAN 13 1 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (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 31st day of December, 1986.

William D. Castleman, TRUSTEE

William D. Castleman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7105 PAGE 868

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM D. CASTLEMAN, TRUSTEE

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 31st day of December, 19 86.

My commission expires 1-17-88 Notary Public Joyce B. Donehue

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 $ 50,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 31st day of December, 19 86.

My commission expires 1-21-90 Notary Public Kathy G. Byers

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM WILLIAM D. CASTLEMAN, TRUSTEE

TO JIM H. DUNN, TRUSTEE

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

AREA CODE 615
TELEPHONE 865-4750

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lots 40 and 41 on the plan of Russell Houton's addition to Edgefield as of record in Book 18, Page 651, R.O.D.C., Tennessee and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85983 and being described together as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the common corner of Lots 41 and 42 of the above-noted plan of Russell Houston's Addition to Edgefield, said point being N63°00'00"E, 176.76 feet from the easterly end of the northerly return curve at Fatherland Street and South Fourth Street; thence,

1. With the northelry right-of-way line of Fatherland Street S63°00'00"W, 100.0 feet to the common corner of Lots 39 and 40; thence,

2. With the common line between Lots 39 and 40 N27°10'16"W, 181.25 feet to the center of Original Alley No. 260; thence,

3. With the centerline of Original Alley No. 260 N63°27'16"E, 100.01 feet to a point opposite the common corner of Lots 41 and 42; thence,

4. With the common line between Lots 41 and 42 S27°10'16"E, 180.46 feet to the point of beginning and containing 18,086 square feet, or 0.415 acres.

Being a part of the same property conveyed to William D. Castleman, Trustee by Deed recorded in Book 6715, Page 220, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85-983.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7105 PAGE 870

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

50 .. BA. AMT.
140.00 STAX
.50 PRFE
1.00 MDL
PMTS 143.50
[illegible] SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83221.

IDENTIFICATION REFERENCE

JAN 13 1 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34260