Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS		MAP-PARCEL NUMBERS:
JIM H. DUNN, TRUSTEE (NAME)	Marshall H. Ragan, et al (NAME)	82-15
P. O. Box 524 (STREET ADDRESS OR ROUTE NUMBER)	315 Woodland Street (STREET ADDRESS)	PAR 119 Adh
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37206 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, MARSHALL H. RAGAN AND RUBY B. RICHMOND, a widow,

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.

8 3 7 8 7

IDENTIFICATION REFERENCE

JAN 14 2 46 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

FRANCES G. RAGAN joins in this conveyance for the purpose of conveying any and all marital rights which she may have in subject property.

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, 19 86.

Marshall H. Ragan
Marshall H. Ragan

Ruby B. Richmond
Ruby B. Richmond

Frances G. Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7107 PAGE 471

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall H. Ragan and wife, Frances G. Ragan, and Ruby B. Richmond, a widow,

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 31st day of December, 19 86.

My commission expires 1/21/90 Notary Public Kathy J. Byers

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 $ 280,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

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

My commission expires 1/21/90 Notary Public Kathy J. Byers

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

WARRANTY DEED

FROM
MARSHALL H. RAGAN AND
RUBY B. RICHMOND

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 Metro Nashville-Davidson County, Tennessee and being the westerly 44-1/4 ft of Lot No. 30 and all of Lot 31 on the plan of Houston's addition to Edgefield, now east Nashville of record in Book 18, Page 651, Register's Office Davidson County, Tennessee and part of Alley No. 260 closed by Metro Council Bill No. 85-983 and being more particularly described as follows:

Beginning at an iron pin on the southerly R.O.W. line of Russell Street at the common northerly corner of Lots 31 and 32 of the above noted plan (Lot 32 owned by Robert L. Frazer as of record in Book 3822, Page 11, R.O.D.C. TN); thence,

1) With the southerly R.O.W. line of Russell Street N 63° 27' 39" E 99.90' ft. to a point on the center line of Alley No. 260; thence,

2) With the center of Alley No. 260 S 26° 48' 39" E 179.92' ft. to a point; thence,

3) Continuing with the center of Alley No. 260 S 63° 27' 16" W 100.87' ft. to a point opposite the common southerly corner of Lots 31 & 32; thence,

4) With the common line of Lots 31 and 32 N 26° 30' 04" W 179.93' ft. to the point of beginning and containing 18,061 sq. ft. or 0.415 acres.

Being the same property conveyed to Lloyd D. Richmond and Marshall H. Ragan by deed recorded in Book 5385, Page 196, R.O.D.C., TN and also being one half of part of Alley No. 260 closed by Metro Council Bill No. 85-983.

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

RECEIVED OF _____

FOR _____

BOOK 7107 PAGE 473

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

20[illegible].00- CAMT.
734.00 CSTAX
.50 PRFE[illegible]
9.00 MBEED
CHECK 743.50-1
925!A01 / 4/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 7 8 7.

IDENTIFICATION REFERENCE

JAN 14 2 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34867