ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Richard D. Ragan, et al		72-11 218
(NAME) 3714 Charlotte Avenue	(NAME)	15DZ 13910
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Six Thousand Five Hundred & 00/100 ($26,500.00) DOLLARS

paid in cash by the within named grantees, the receipt of which is acknowledged,

BOOK 7151 PAGE 711

MERCANTILE SAVINGS BANK

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD D. RAGAN AND MICHAEL J. 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 Davidson County, Tennessee, being lot No. 35 on the Plan of W. J. Myers Subdivision of Part of Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for Davidson County. Said lot fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mercantile Savings Bank by deed from Bowest Corporation, of record in Book 7073, page 367, said Register's Office.

Said property is conveyed subject to the lien of 1987 taxes, which have been pro-rated and assumed by the grantees.

9 8 6 9 5

IDENTIFICATION REFERENCE

MAR 2 11 17 AM '87

REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2229 Pennington Avenue (House Number) (Street)
Nashville, TN 37216 (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 26th day of February, 19 87.

MERCANTILE SAVINGS BANK

by: Theodore F. Burdsall, II, Vice-President

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STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF HAMILTON

Before me, Michael P. Hipskind, a Notary Public of the State and County aforesaid, personally appeared Theodore F. Burdsall, II and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice-President and _____ respectively of Mercantile Savings Bank, the within named bargainor, a corporation, and that he as such Vice-President and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Theodore F. Burdsall, II as Vice-President and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in Cincinnati, Ohio, this 26th day of February, 19 87.

Michael P. Hipskind Notary Public

Commission expires MICHAEL P. HIPSKIND
Notary Public, State of Ohio
My Commission Expires June 1, 1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 26,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard D. Ragan

Sworn to and subscribed before me this 27th day of February, 19 87.

My commission expires JAN. 10, 1989 Notary Public Edward W. Archer

This instrument was prepared by:
John J. Archer, Attorney, 300 Court Square Bldg., Nashville, Tennessee 37201

Name | Address

WARRANTY DEED

FROM MERCANTILE SAVINGS BANK

TO RICHARD D. RAGAN and MICHAEL J. RAGAN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible] 0- [illegible]
74.00 [illegible]
.50 [illegible]
0.00 [illegible]
[illegible] 30.75-
[illegible] BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.6.9.5

IDENTIFICATION REFERENCE

[illegible] 2 [illegible] 17 JAN 1987

[illegible]

No. 51282