ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles M. Cardwell and wife, (NAME)	Fireman's Fund Mortgage Corp. (NAME)	83-1
1009 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box #1800 (STREET ADDRESS)	Par 176 Ist
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	Farmington Hills, Michigan 48018 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and NO/100- DOLLARS

Cash in hand paid by Charles M. Cardwell and wife, Essie V. Cardwell, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated August 25, 1986, in the original principal sum of $40,949.00, payable as provided therein to Singleton Mortgage Corporation, secured by Deed of Trust executed by Ronald G. Ragan, unmarried to Van H. Singleton, Trustee, of record in Book 6961, page 87, Register's Office for Davidson County, Tennessee, the above Deed of Trust being assigned to Fireman's Fund Mortgage Corporation in Book 7026, page 191, said Register's Office, which said unpaid balance of said indebtedness the said Charles M. Cardwell and wife, Essie V. Cardwell, do hereby assume and agree to pay,

RONALD G. RAGAN, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said

CHARLES M. CARDWELL AND WIFE, ESSIE V. CARDWELL

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

Being the easterly 65 feet of Lot No. 26 on the Plan of W. H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 26 fronts 65 feet on the northerly margin of Granada Avenue and extends back between parallel lines 168 feet to a dead line in the rear.

Being the same property conveyed to Ronald G. Ragan, unmarried by deed from Terry L. & Rachel McDonald as of record in Book 6961, page 84, Register's Office for Davidson County, Tennessee.

15244

IDENTIFIED REFERENCE

APR 15 1 52 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (x) property, known as 1009 (House Number) Granada Avenue (Street)

(P. O. Address) Nashville, Tennessee (City or Town) 37206 (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 Fourteenth day of April, 19 87.

Ronald G. Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7204 PAGE 133

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Ragan, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1987.

My commission expires: July 18, 1987 Notary Public Lloyd W. Pate

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ _____ as _____ and attesting the same by the said _____ as _____.

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 $ 47,350.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles M. Cardwell

Sworn to and subscribed before me this 14th day of April, 1987.

My commission expires July 18, 1987 Notary Public Lloyd W. Pate

This instrument was prepared by:

John R. Reynolds, Atty., 216 Third Avenue North, Nashville, Tennessee 37201

Name Address

WARRANTY DEED

FROM RONALD G. RAGAN, UNMARRIED

TO CHARLES M. CARDWELL AND WIFE, ESSIE V. CARDWELL

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 _____

BOOK 7204 PAGE 134

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
			47200.00 D- SAMT.	
			132.44 STAX	
			.50 [illegible]	
			6.00 MORT	
			CHECK 139.34-	
			04/14/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15244

IDENTIFICATION REFERENCE

APR 15 1 52 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69732