THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255138

WARRANTY DEED

B0435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry R. Ragan (NAME)	Home Savings of America, F.A. (NAME)	MAP 108-3
3048 CASA DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 7075 (STREET ADDRESS)	PARCEL 52
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	PASADENA, CALIFORNIA (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by JERRY R. RAGAN AND WIFE CYNTHIA A. RAGAN and other considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7290 PAGE 128

Paul E. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry R. Ragan and wife, Cynthia A. Ragan

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Five, Patio Villa, as of record in Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Paul E. Johnson by deed from Claridge Builders, Inc., of record in Book 6633, page 488, Register's Office for Davidson County, Tennessee.

Commonly known as: 3048 Casa Drive, Nashville, Tennessee 37214

4353 IDENTIFICATION REFERENCE

JUL 7 3 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me this the 6th *day of* July 19 87

My commission expires: 11/12/90 *(Affix Seal)*

Affiant Paul E Johnson

Notary Public Peter B. Balderas

unimproved ( )
This is improved ( ) property, known as 3048 CASA DR, NASHVILLE, TN 37214
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 6th *day of* July *19* 87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul E Johnson

Paul E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7290 PAGE 129

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Paul E. Johnson

*the within named 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 BRENTWOOD, *Tennessee this* 6th *day of* July, *19* 87.

Betsy B. Edwards *Notary Public*

Commission expires 11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7290 PAGE 130

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
			59500.00- CAMI.	
			166.60 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 173.10-	
			/318A07/07/87 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.3.5.3.5.

IDENTIFI REFERENCE

JUL 7 3 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101544