BOOK 7493 PAGE 958

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 20,000.00.

Lester Wayne Gragg
Affiant

SWORN to and subscribed before me on this the 12 day of March 1988.

Curtis M. Lineberry
NOTARY PUBLIC

My Commission Expires: 8-12-88

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Wayne Gragg	Same	053-04-0
221 Ryburn Dr.		609.0
Old Hickory, Tenn 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **MOLLIE DEAN, widow,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **LESTER WAYNE GRAGG and wife, MARJORIE CHRISTINE GRAGG,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Map of Fairway View Subdivision, of record in Book 2900, Page 41, Register's Office for said County.
>
> SAID Lot No. 13 fronts 95.00 feet on the southerly side of Ryburn Drive and extends back 286.2 feet on the westerly line and 278.5 feet on the easterly line to a line in the rear on which it measures 84.5 feet.
>
> BEING the same property conveyed to AARON E. DEAN and wife, MOLLIE DEAN by Deed from BACOGA, INC., a Tennessee Corporation of record in Book 2996, Page 325, Registers' Office for Davidson County, TN. The said AARON E. DEAN is now deceased.

This is (~~improved~~/unimproved) property known as 221 Ryburn Dr, Old Hickory, Tenn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 my hands this 17th day of March, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mollie Dean
MOLLIE DEAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

7207 03/18 0101 03CHECK 62.50

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MOLLIE DEAN, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 17th day of March, 1988.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 1/10/89

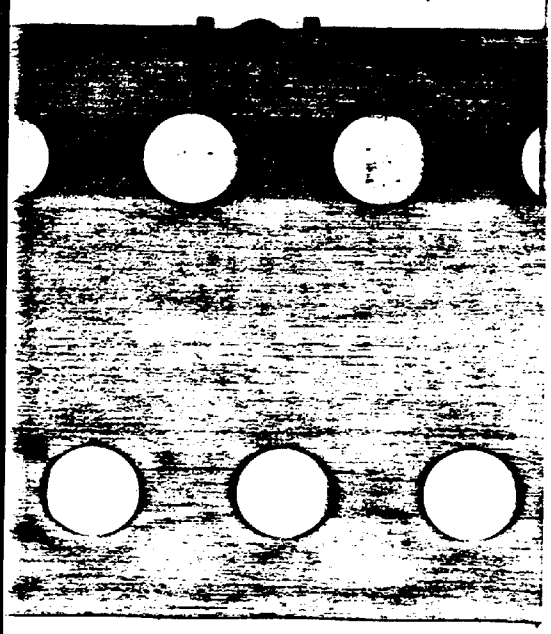
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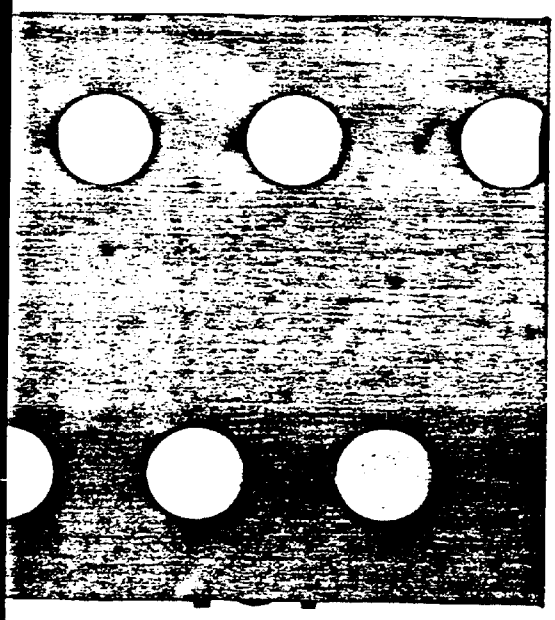
IDENTIFICATION REFERENCE

MAR 18 9 33 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENV





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7493 PAGE 960

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 20000.00
CON TX 56.00
PRFEE 0.50
WDEED 6.00
TOTAL 62.50
CHECK 62.50

03/18/88 01 09:37 0001 7207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13735

IDENTIFI REFERENCE

MAR 18 9 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71810