Box 31

This Instrument was Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 7532 PAGE 517

Address New Owner:	Mortgagee	Map-Parcel Numbers:
Michael J. Ragan 3714 Charlotte Avenue Nashville, Tennessee 37209	Thomas A. Warf and J. W. Warf	Map 92-9 Parcel 184 11W-67520

$5.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and pursuant to the terms of a property settlement agreement between Joyce A. Ragan and Michael Jesse Ragan, I, Joyce A. Ragan, by these presents hereby quitclaim and convey unto Michael J. Ragan, and his successors and assigns, any interest I may have as a result of my marriage to Michael Jesse Ragan in and to the following described tract or parcel of land, to wit:

BEING Lot No. 14 on the Map of the subdivision of W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50 feet on the northerly side of Charlotte Pike and runs back in a northerly direction between parallel lines 150 feet to an alley.

BEING the same property conveyed to Michael J. Ragan, by Warranty Deed from William J. James and wife, Judith L. James, as recorded in Book 6487, page 768, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3714 Charlotte Avenue, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 28th day of May, 1987.

26499

IDENTIFICATION REFERENCE

MAY 3 9 57 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Joyce A. Ragan
JOYCE A. RAGAN (Grantor)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Marie Alexander a Notary Public of said county, Joyce A. Ragan, the within named bargainor, with whom I am personally acquainted, (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand, at office, this 28th day of May, 1987.

Suzanne Marie Alexander
Notary Public

My Commission Expires: 11-01-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is pursuant to a Property Settlement Agreement between the parties.

Michael J. Ryan
Affiant

Subscribed and sworn to before me this 8th day of May 1988.

Linda Brake
Notary Public

LINDA BRAKE NOTARY PUBLIC TN

My Commission Expires: 10/19/91

JWC/vgi