Box 31

BOOK 7532 PAGE 520

This Instrument Prepared By:

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

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Patrick Davis 3714 Charlotte Avenue Nashville, TN 37209	Same	92-9-184

2363 05/03 0101 03C-REC 139.50

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, MICHAEL J. RAGAN (a single person), the Grantor herein, has bargained and by these presents does transfer and convey unto THOMAS PATRICK DAVIS and wife, SHELLEY JEAN DAVIS, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A INCORPORATED
HEREIN BY REFERENCE

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. Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind himself, his 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.

WITNESS my hand this 2nd day of May, 1988.

Michael J. Ragan
MICHAEL J. RAGAN

26501

IDENTIFICATION REFERENCE

MAY 3 9 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Linda Brake, a Notary Public of said county, Michael J. Ragan, 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, at office, this 2nd day of May, 1988.

Linda Brake
Notary Public

My Commission Expires:

10/19/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael J. Ragan

Sworn and subscribed
this 2nd day of
May, 1988.

Linda Brake
Notary Public

My Commission Expires:

10/19/91

GAC/b4

EXHIBIT A

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 deed from William L. James and wife, Judith L. James, of record in Book 6487, page 768, Register's Office for Davidson County, Tennessee.

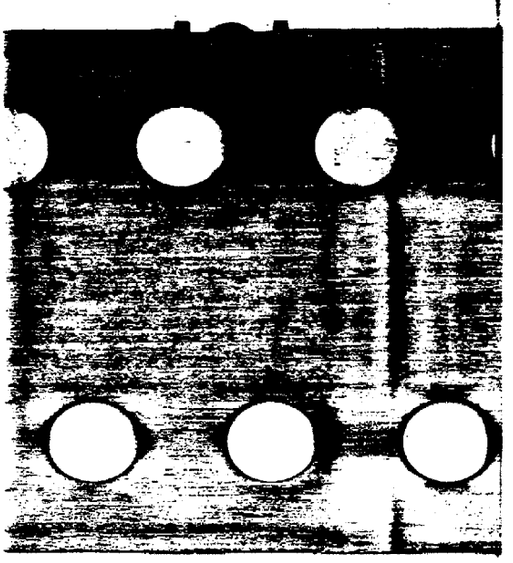
GAC/b4

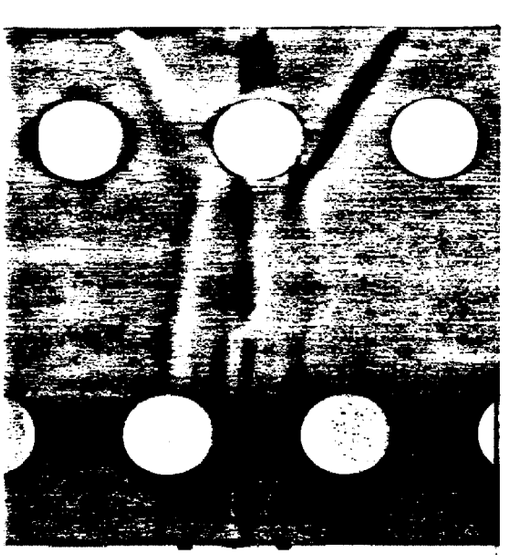
EXHIBIT B

1. 1988 Taxes, a lien, but not yet due and payable.

2. Plan of record in Book 332, page 161, Register's Office for Davidson County, Tennessee.

GAC/b4





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7532 PAGE 524

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 45000.00
CON TX 126.00
PRFEE 0.50
ADMED 12.00
TOTAL 138.50
CHECK 138.50

05/03/88 01 09:56 0001 2383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2650 I.

IDENTIFICATION REFERENCE

MAY 3 9 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86667