box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Franklin Ragno
1921 Welsenboro Circle
Hermitage, TN 37076

MORTGAGEE:
Investors Federal Savings
Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
086-08
105
04D 92583

WARRANTY DEED BOOK 8016 PAGE 270

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Franklin Ragno and wife, Joan Ragno

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 351 on the plan of Phase I, Camden Woods, of record in Book 6900, Page 697, and 698, Register's Office for said County.

SAID Lot No. 351 fronts 50.36 feet on the westerly margin of Welensboro Circle and extends back 208.60 feet on the northerly line and 129.22 feet on the southerly line to a dead line in the rear, measuring 130.22 feet thereon.

BEING part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank in Nashville, of record in Book 5584, Page 274, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7620, Page 561, Book 7657, Page 580 and Book 7675, Page 926, said Register's Office, and to the matters set forth in the above referenced plan of record.

93109 IDENTIFICATION REFERENCE JAN 2 11 26 AM '90 DAVIDSON COUNTY, TN

9273 01/02 0101 03CHECK 330.07

This is ~~an~~ unimproved property, known as 1921 Welsenboro Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of December, 19 89.

Randall Phillips Builders, Inc.
By: Jackie Shires, VP
Jackie Shires, Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8016 PAGE 271

Before me, the undersigned, of the State and County aforesaid, personally appeared Jackie Shires, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of December, 19 89.

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 97,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 1989.

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

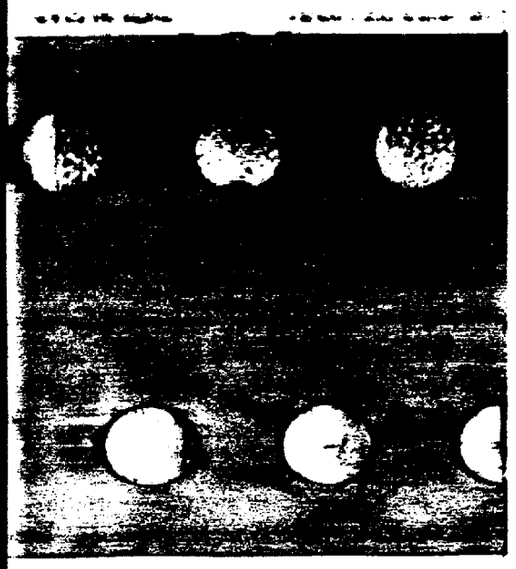
WARRANTY DEED

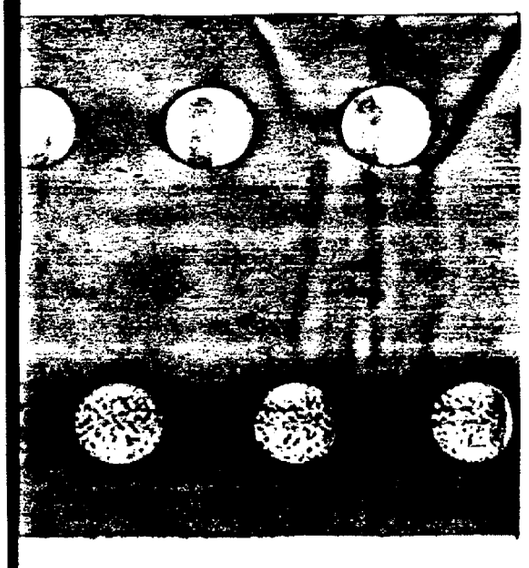
from:
Randall Phillips Builders, Inc.

to:
Robert L. Dunn

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28921





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 272

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

CONT	97900.00
CON TX	323.07
PRFEE	1.00
WDEED	6.00
TOTAL	330.07
CHECK	330.07

01-02-90 01 11:26 0001 9275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 1 0 9

IDENTIFICATION REFERENCE

JAN 2 11 26 AM '90

DAVIDSON COUNTY, TN

No. 289439