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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FILE BOX 61

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER, & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Christopher M. McHugh (NAME)	James E. Owens & James A. Ragghianti (NAME)	91-15-75
238 54th Ave N (STREET ADDRESS OR ROUTE NUMBER)	5424 Overton Road (STREET ADDRESS)	
Nashville TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Owens and wife, Linda A. Owens and James A. Ragghianti and wife, Mary K. Ragghianti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher M. McHugh and wife, Heather McHugh and Terry J. Daily and wife, Linda L. Daily

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Block 14 on the Map of the Realty Savings Bank and Trust Companys Revised plan of West extension of Charlotte Park Companys First Edition as of record in Book 421, Page 18, said Register's Office.

BEginning on the easterly margin of Richland Avenue at a point sixty (60) feet South of the Southeast corner of Richland Avenue and Nevada Avenue, thence with the easterly margin of Richland Avenue southwardly sixty (60) feet thence easterly eighty (80) feet, more or less, to the westerly line of the property conveyed to Charles Neil Stewart and wife, by deed from K.A. Berry and wife, of record in Book 1046, Page 8, said Register's Office, thence, with said Stewart's westerly line northwardly sixty (60) feet to a point sixty (60) feet south of the southerly margin of Nevada Avenue, thence ninety (90) more or less, to the beginning.

Being the same property conveyed to James E. Owens and James A. Ragghianti by deed from Mary Lindsay Polk, a widow, and Lindsay Polk Stone, single of record in Book 5767, Page 100, Register's Office for Davidson County, Tennessee.

I, Linda A. Owens, wife of James E. Owens, join for the purposes of conveying any interest I may have in the above described property, particularly marital rights.

I, Mary K. Ragghianti, wife of James A. Ragghianti, join for the purposes of conveying any interest I may have in the above described property, particularly marital rights.

This is unimproved ( ) improved (X) property, known as 238 (House Number) 54th Avenue North (Street) Nashville, TN 37209 (P. O. Address) (City or Town) (Postal Zip)

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; 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 our hand s this 18th day of March, 19 91

James E. Owens

Linda A. Owens

James A. Ragghianti

Mary K. Ragghianti

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Owens and wife, Linda A. Owens, and James A. Ragghianti and wife, Mary K. Ragghianti

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 19 91

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

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STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

4950 03/20 0101 03CHECK 193.45

IDENTIF. REFERENCE

0 U 3 4 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 56500.00
CON TX 186.45
PRFEE 1.00
WDEED 6.00
TOTAL 193.45
CHECK 193.45

03/20/91 01 10:30 0001 4960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 3 4 2

IDENTIF. REFERENCE

MAR 20 10 30 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 405715