STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 93

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Houston Ragan, Jr. (NAME)	Same as New Owner (NAME)	10D 51874
7975 Old Springfield Pike (ADDRESS)	(ADDRESS)	12-160
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mitchell W. Bowers and Teresa C. Bowers, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Houston Ragan, Jr.

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 Lot Number 3 on the Plan of Bakers Fork Estates of record in Plat Book 6900, page 761, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot Number 2 and this Lot; thence with said westerly margin South 34 degrees 11 minutes 58 seconds East, 18.05 feet to an existing concrete monument; thence South 45 degrees 49 minutes 00 seconds East, 76.79 feet to an existing concrete monument; thence, South 45 degrees 50 minutes 32 seconds East, 55.00 feet to an existing iron pin; thence, leaving said westerly margin South 61 degrees 18 minutes 31 seconds West, 680.00 feet to an existing concrete monument; thence North 78 degrees 01 minutes 30 seconds West, 130.00 feet to an existing concrete monument; thence North 05 degrees 51 minutes 38 seconds West, 60.00 feet to an existing iron pin; thence North 60 degrees 59 minutes 48 seconds East, 714.77 feet to the point of beginning, containing 2.36 acres, more or less.

Together with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, said Register's Office, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:

Beginning at an existing concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle

CONTINUED

unimproved ( )
This is improved (X) property, known as 7975 Old Springfield Pike, Nashville, Tennessee
(House Number) (Street) (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 5th day of February 19 93

Mitchell W. Bowers

Daphne C. Bowers

Teresa C. Bowers

LEGAL DESCRIPTION CONTINUATION

property as defined in Deed Book 6882, page 188, R.O.D.C., Tennessee and Lot No. 1; thence, leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 degrees 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right of way margin of Old Dickerson Pike; thence, with said westerly margin South 34 degrees 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet more or less.

Being the same property conveyed to Mitchell W. Bowers and wife, Teresa C. Bowers, by deed from J. Harold Shankel and wife, Bobbie shankle, of record in Book 7760, page 729, Register's Office for Davidson County, Tennessee. The said Mitchell W. Bowers and wife, Teresa C. Bowers having since divorced. The said Mitchell W. Bowers having since married Daphne C. Bowers who joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property now or in the future.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell W. Bowers and Teresa C. Bowers and Daphne C. Bowers

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of February, 19 93.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

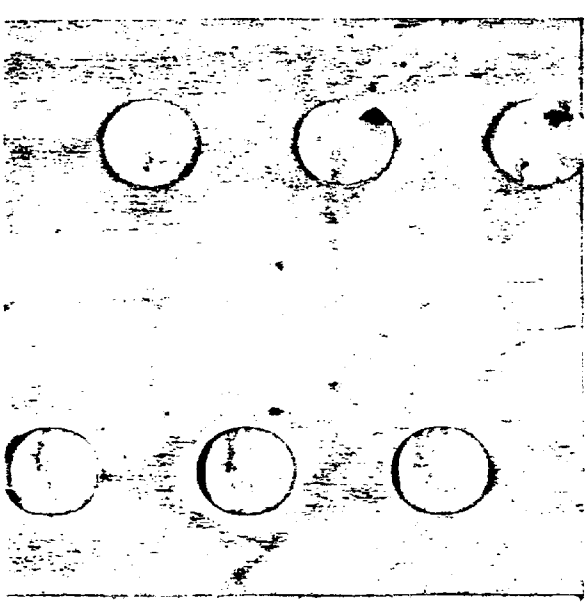
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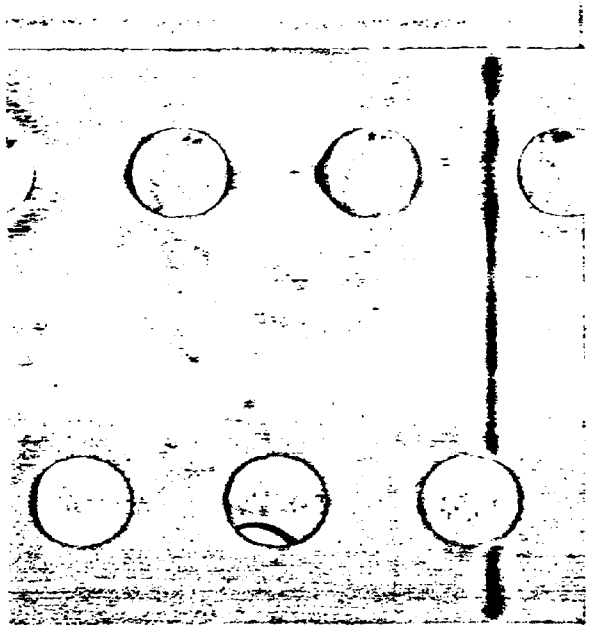
IDENTIFICATION REFERENCE

FEB 16 10 04 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3899 02/16 0101 03CHECK 114.75





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

RECEIVED OF _____

FOR _____

BOOK 8865 PAGE 664

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	27500.00
			CON TX	101.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	114.75
			CHECK	114.75
02/16/93	01		10:03 0001	3899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 2 5 8 5

IDENTIFI REFERENCE

FEB 16 10 04 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621535