SLB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9478 PG 780

ADDRESS NEW OWNER:
Frank H. Ragains IV and Elisa R. Ragains
1913 Dahlia Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	94
GROUP	8
PARCEL	36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, C. Randy Griffith Jr. and wife, Brooke H. Griffith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank H. Ragains IV and wife, Elisa R. Ragains, 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 No. 30 on the Plan of Dahlia Gardens of record in Plat book 2663, page 93, Register's Office for Davidosn County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to C. Randy Griffith Jr. and wife, Brooke H. Griffith by deed from Quitclaim Deed from Brenda J. Fisher, Trustee,, as of record in Book 8519, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as 1913 Dahlia Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property which have been paid.
2. Restrictive Covenants contained in an instrument of record in Book 2856, page 63, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 2663, page 93, in said Register's Office.
4. Transmission Line Easement, of record in Book 1163, page 243, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank H. Ragains IV and wife, Elisa R. Ragains, their heirs and assigns, forever; and we, C. Randy Griffith Jr. and wife, Brooke H. Griffith, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of September, 1994.

C. Randy Griffith Jr.

C. Randy Griffith Jr.

Brooke H. Griffith

Brooke H. Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named C. Randy Griffith Jr. and wife, Brooke H. Griffith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1994.

Tracy Bruchez

NOTARY PUBLIC

My Commission Expires: 9/27/97

3165 09/29 0101 03CHECK 268.74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,200.00.

H. Ragan IV

AFFIANT

Subscribed and sworn to before me
this 27th day of September, 1994.

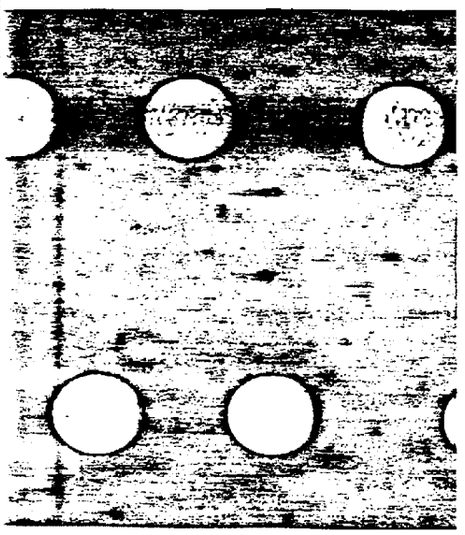
Tracy Bruchez

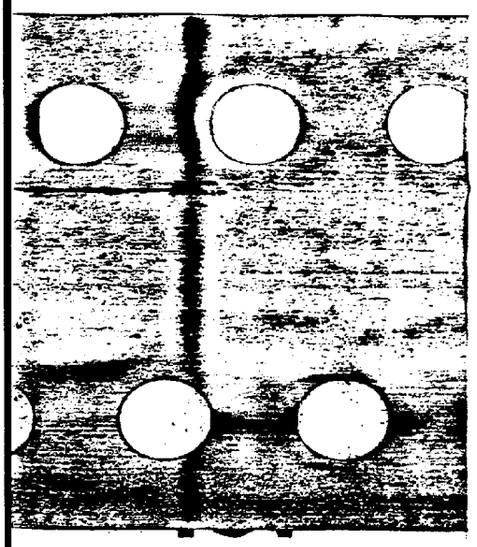
NOTARY PUBLIC
My Commission Expires: 9/27/97

95279
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9478 PG 782

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	70200.00
CON TX	259.74
PRFEE	1.00
WDEED	8.00
TOTAL	268.74
CHECK	268.74

09/29/94 01 15:42 0001 3165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95279
IDENTIF. ↑ REFERENCE

94 SEP 29 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839423