BOOK 9690 PG 211

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

HORACE WAYNE RAGAN

TO

WILLIAM H. RAGAN, II, ET UX

For draftsman's use

Prepared by:

Gary D. Copas
Attorney at Law
728 West Main Street
Lebanon, TN 37087

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William H. Ragan, II, et ux (NAME)	Sun Trust Mortgage, Inc. (NAME)	82-3
309 Kempville Highway (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 100100 (STREET ADDRESS)	327
Carthage, TN 37030 (CITY) (STATE) (ZIP)	Atlanta, GA 30348 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

95 JUN -5 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,043.00 Gary Copas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 95.

D. Chandler, DR
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

IDENTIF. A REFERENCE 0066574

For and in Consideration of the sum of Ten and No/100---------- ($10.00) DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the agreement by WILLIAM H. RAGAN, II, and wife, CHARLOTTE J. RAGAN, the undersigned (hereinafter referred to as the "GRANTEES"), to assume and pay the mortgage indebtedness to SunTrust Mortgage, Inc., secured by the Deed of Trust of record in Book 6972, Page 499, in the Register's Office of Davidson County, Tennessee, I, **HORACE WAYNE RAGAN** (hereinafter referred to as the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto the said **WILLIAM H. RAGAN, II**, and wife, **CHARLOTTE J. RAGAN**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 101 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57 at page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Horace Wayne Ragan by deed from June G. Ragan, of record in Book 7663, Page 282, Register's Office for said County.

GRANTOR furthermore relinquishes, transfers and ASSIGNS to GRANTEES all of the GRANTOR's interests in, and rights to, any monies which may be held by SunTrust Mortgage, Inc. by virtue of the Deed of Trust of record in Book 6972, Page 499, in said Register's Office, as escrow deposits (the "ESCROW ACCOUNT") for the purpose of application to taxes, assessments, fire or other hazard insurance premiums, mortgage insurance premiums, FHA insurance premiums, or any purposes for which deposits are being required by SunTrust Mortgage.

GRANTOR's spouse, Judy M. Ragan, the undersigned, joins in this conveyance to consent to the transfer and alienation of all her marital, homestead, dower and other rights which she may hold in the hereinabove described property.

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This is (unimproved ( ) improved (X)) property, known as 1122 Stainback Ave., Nashville, Tenn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Ragan, II, and wife, Charlotte J. Ragan, their heirs and assigns, forever.

And I do covenant with the said William H. Ragan, II, and wife, Charlotte J. Ragan, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise noted.

And I, Horace Wayne Ragan,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Ragan, II, and wife, Charlotte J. Ragan/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22 day of March, 1995

William H. Ragan, II
WILLIAM H. RAGAN, II

Horace Wayne Ragan
HORACE WAYNE RAGAN

Charlotte J. Ragan
CHARLOTTE J. RAGAN

Judy M. Ragan
JUDY M. RAGAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GARY D. COPAS, a Notary Public in and for said County and State, the within named HORACE WAYNE RAGAN and WILLIAM H. RAGAN, II, and wife, CHARLOTTE J. RAGAN,

the bargainor s, 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 NASHVILLE, Tennessee, this 22 day of March, 1995.

Gary D. Copas
Notary Public

Commission Expires 9-28-97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

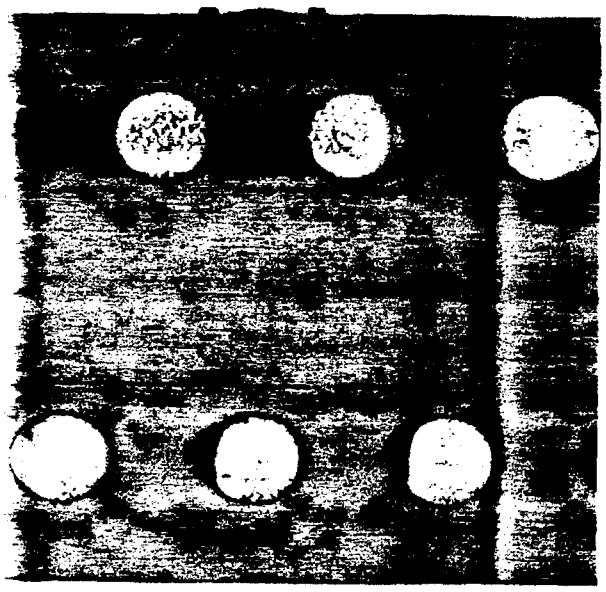
Witness my hand and official seal at _____, this _____ day of _____, 19___.

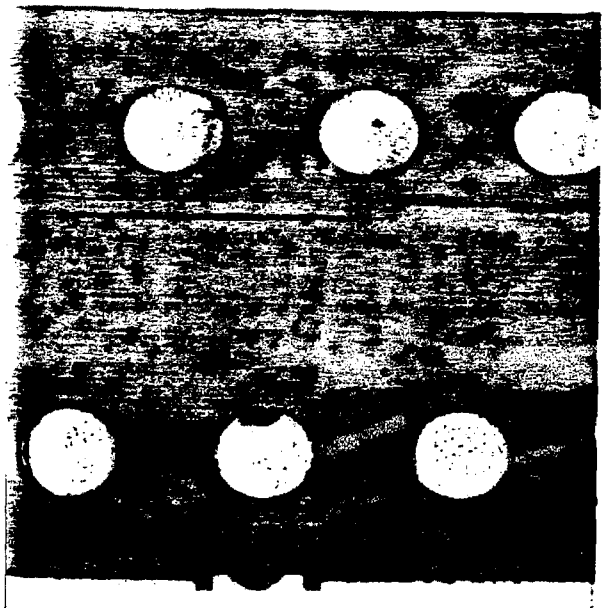
_____ Notary Public

Commission Expires _____

3370 06/05 0101 03 CHECK 105.20

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9690PG213

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 26043.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

06/05/95 01 08:13 0001 7370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066574
IDENTIF. & REFERENCE

95 JUN -5 AM 8: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.916667