BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 20th DAY OF December, 19 95

NOTARY PUBLIC

My Commission expires: 7/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RUBEN ZAGAGI (NAME)	RUBEN ZAGAGI (NAME)	114-14A-71
204 Cold Spring Court (ADDRESS)	same (ADDRESS)	
Bellevue, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 9897 PG 401

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHERRY LYNN BRASHER BAKER AND JAMES RANDY BRASHER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RUBEN ZAGAGI

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Final Plat, Section 1, Woodland Forest, a Planned Unit Development, of record in Plat Book 6900, page 534-536, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Pursuant to a Final Decree of Divorce in the case of Brasher v. Brasher, Fourth Circuit Court for Davidson County, Tennessee, No. 92D-692, of record in Book 9897, page 394, Register's Office for Davidson County, Tennessee, title is vested in Sherry Lynn Brasher and James Randy Brasher, as tenants in common. The said Sherry Lynn Brasher now being Sherry Lynn Brasher Baker.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS MADESUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
95 DEC 22 AM 11:09

IDENTIF. & REFERENCE

013710

unimproved (XX)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 7th day of December, 19 95.

Sherry Lynn Brasher Baker
SHERRY LYNN BRASHER BAKER

James Randy Brasher
JAMES RANDY BRASHER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 9897 PG 402

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHERRY LYNN BRASHER BAKER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 19 95.

My Commission expires:
11/29/98

J Evan Smith
Notary Public

STATE OF ~~TENNESSEE~~ } FLORIDA
County of } BAY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES RANDY BRASHER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of December, 19 95.

My Commission expires:
12-13-98

ARA R. LOVE
MY COMMISSION # CC 425579
EXPIRES: December 13, 1998
Bonded Thru Notary Public Underwriters

Ara R Love
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 6900, page 534-536, said Register's Office.

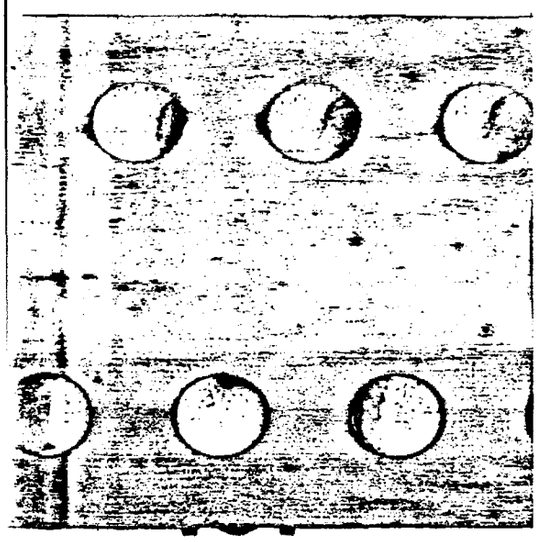
2. Restrictive Covenants of record in Book 7207, page 851, and Book 7596, page 684, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7439, page 487, and Book 7596, page 692, said Register's Office.

4. Easement for Electric Power Lines, of record in Book 787, page 4, said Register's Office.

2003 12/22 0101 03CHECK 48.5





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 404

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 9600.00
CON TX 35.52
PRFEE 1.00
WDEED 12.00
STATE 48.52
CHECK 48.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/22/95 01 11:11 0001 1203

0134710
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989606