BOOK 10059 PG 673

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,950.36

William H. Ragan II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
First DAY OF May 19 96

Clara Adams
Notary Public

MY COMMISSION EXPIRES January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Ragan, II (NAME)	BankAmerica Mortgage (NAME)	Map 26-06-0
130 Habersham Court (ADDRESS)	2810 N. Parham Road (ADDRESS)	Parcel 15.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23294 (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, B. Jane Williams, now being B. Jane Williams Garrett and husband Scott J. Garrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Ragan, II and wife, Charlotte J. Ragan

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. 15 on the Resubdivision Plat of Windsor Green, Phase 1, Section 1, of record in Plat Book 6250, page 31, and amended in Book 6250, page 374, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to B. Jane Williams by Deed of record in Book 7396, page 609, Register's Office for Davidson County, Tennessee, B. Jane Williams having since married is now B. Jane Williams Garrett.

Scott J. Garrett joins in this conveyence for the purpose of conveying any right, title or interest he may have in and to said property, marital or otherwise.

Grantees agree to pay the unpaid principal balance of a note secured by a Deed of Trust of record in Book 7154, page 993, Register's Office for Davidson County, Tennessee; which Grantees promise to pay and agree to hold Grantors harmless from same.

unimproved ( )
This is improved (XX) property, known as 130 Habersham Court, Goodlettsville, TN 37072
(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 21st day of May 19 96

B. Jane Williams Garrett

William H. Ragan, II

Scott J. Garrett

Charlotte J. Ragan

DCTN01W 12/88
First Data Systems, Inc.

BOOK 10059 PG 674

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 B. Jane Williams Garrett and husband Scott J. Garrett
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 Goodlettsville, Tennessee, this 21st day of May 19 96.

Commission expires January 24, 1998

Clara Adams
Notary Public

AARON ADAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

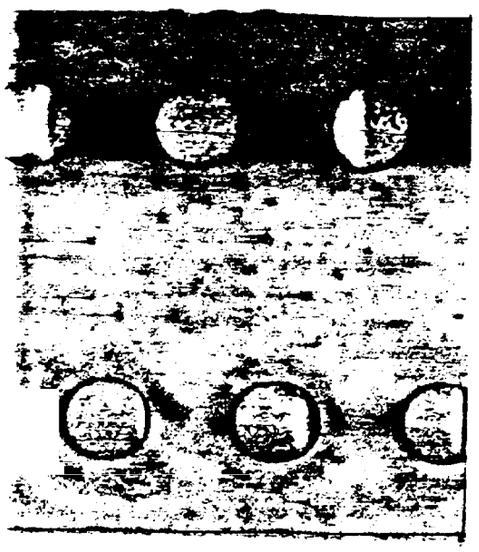
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

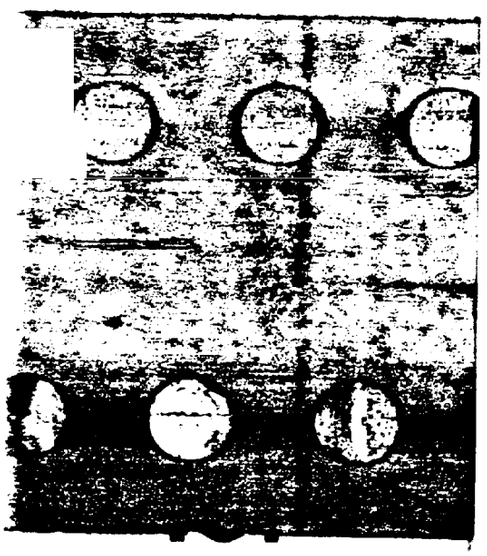
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:
MAIL TO:
4819 05/24 0101 03CHECK 267.82
96 MAY 24 AM 8:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0184692
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____ BOOK 10059 PG 675

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 69950.36
CON TX 258.82
PRFEE 1.00
MTGEED 8.00
TOTAL 267.82
CHECK 267.82

05/24/96 01 08:09 0001 4819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184692
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042743