BOOK 10166 PG 188

50¢

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 34,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF August 19 96
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles H. Dixon (NAME) | James E. Owens (NAME) | 83-2-193 |
| 800 Mitchell Road (ADDRESS) | 5424 Overton Road (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37220 (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, James E. Owens and wife, Linda A. Owens and James A. Ragghianti and wife, Mary K. Ragghianti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Dixon, an unmarried man

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. 100 on the Map of Dr. E. T. Brown's Subdivision of Lot Nos. 21 to 26, inclusive of Brownsville, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 100 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 162 feet, more or less to an alley.

BEING the same property conveyed to James E. Owens and James A. Ragghianti by deed from Mary Lindsay Polk, a widow, of record in Book 5767, page 118, Register's Office for Davidson County, Tennessee.

I, Linda A. Owens, wife of James E. Owens, join in the conveying of the above described property, to convey any interest I may have in the above described property, particularly marital rights. I, Mary K. Ragghianti, wife, of James A. Ragghianti, join for the purpose of conveying any interest I may have in the above described property, particularly marital rights.

96 AUG 23 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0217702
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 1542 East Douglas Avenue, Nashville, Tennessee 37206
(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 August 19 96

James E. Owens By James A. Ragghianti

Linda A. Owens By James A. Ragghianti

James A. Ragghianti

Mary K. Ragghianti By James A. Ragghianti

BOOK 10166 PG 189

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A RAGGHIANT

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____ NATHLY, Tennessee, this 21 day of AUG 19 96

Commission expires 5-5-99

_____
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

STATE OF TENNESSEE
COUNTY OF Davidson

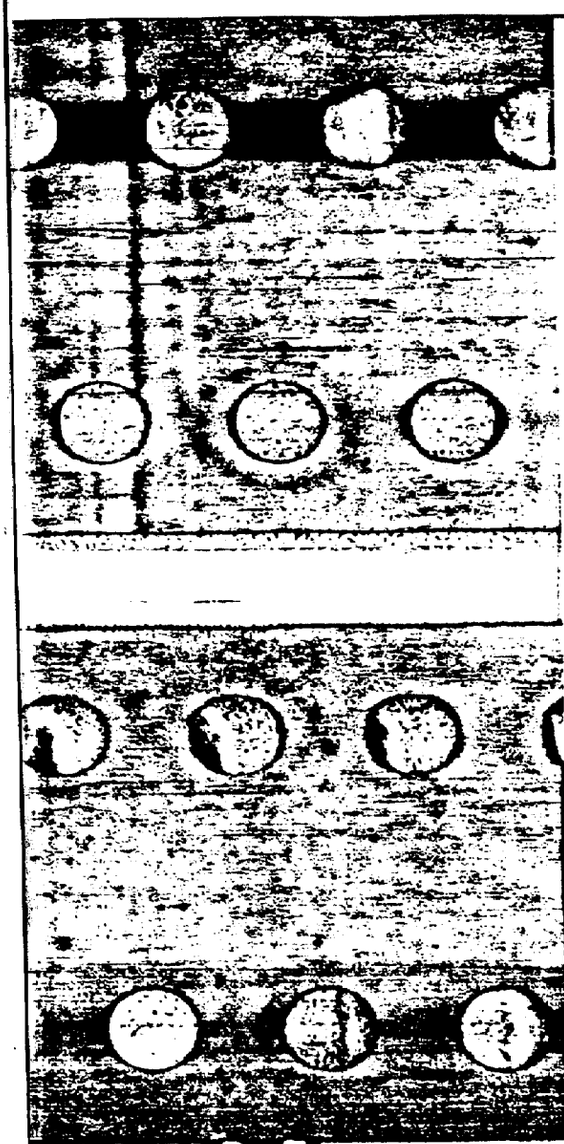
Before me, the undersigned notary public in and for the state and county above, personally appeared the within named James A. Ragghianti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Mary K. Ragghianti, Linda A. Owens and James E. Owens as his/her Attorney-in-Fact, as the free act and deed of the within named Mary K. Ragghianti, Linda A. Owens and James E. Owens.

WITNESS my hand and official seal at office, this 21st day of August, 1996.

My Commission Expires: 5-5-99

Notary Public

0383 08/23 0101 03CHECK 136.



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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 190

| | | |
|---|---|---|
| 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 | 34500.00 |
| | | | CON TX | 127.65 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 136.65 |
| | | | CHECK | 136.65 |
| 08/23/96 | 01 | | 14:55 0001 | 0383 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217702
IDENTIF. # REFERENCE

96 AUG 23 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022680