********************************QUIT CLAIM DEED********************************

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Frank H. Ragains, IV 1913 Dahlia Drive. Nashville, Tennessee, 37210	Same as Before	Map No.94-8 Parcel 36

State Of Tennessee
County of Davidson

THIS INSTRUMENT WAS PREPARED BY

John G. Doak, Sr.,
Attorney, BPR #2343
2525 Lebanon Road
Nashville, Tenn., 37214

The actual consideration or value, whichever is greater For this transaction is none (Mandate of Divorce Order)

Affiant

JOHN G. DOAK SR NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE

SWORN to and subscribed before me this 29 day of JAN 1996

Notary Public
Commission expires: 5/24/97

For the purposes of carrying out the Final Divorce Decree, between the parties, in Case 95 D 3562, in the Second Circuit Court for Davidson County, Tennessee; Grantor, Elisa R. Ragains, does by these presents quitclaim & convey all of her right title & interest, in the following described parcel of land, unto Grantee, Frank H. Ragains, IV for his sole and separate estate, subject to the existing 1st Mortgage and to any applicable easements, restrictions, and zoning ordancies

> Lot 30 on the Plan of Dahlia Gardens of record in Book 2663 page 93, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same real property conveyed to Frank H. Ragains, IV and wife Elisa R. Ragains, by deed from C. Randy Griffith, Jr., and wife Brooke H. Griffith of record in Book 9478, Page 780 Registers Office for Davidson County Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand on 1/29/96

Elisa Renee Ragains
Elisa R. Ragains

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, the within named Elisa R. Ragains, who presented adequate evidence of identification, and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Davidson County, Tennessee, on 1/29/96

John G. Doak Sr
Notary Public

My Commission Expires: 5/24/97

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0233726
IDENTIFICATION REFERENCE

96 OCT -7 PM 1:39
FELIX E. ELLINGTON REGISTER
DAVIDSON COUNTY, TN.

7448 10/07 01:39:04 PM
MTG TAX 0.00