BOOK 10290 PG 488

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13 DAY OF DECEMBER, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/97

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ. 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

WILLIAM H. RAGAN, ET UX
555 N. DUPONT AVENUE, E96
MADISON, TN 37115

SEND TAX BILLS TO:

WILLIAM H. RAGAN, ET UX
130 HABERSHAM COURT
GOODLETTSVILLE TN 37072

MAP NO. 043-10-0-B
PAR NO. 096.0000
11D-94834

02555780
IDENTIF. ➔ REFERENCE
96 DEC 16 AM 8:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WARRANTY DEED

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

BRET SELPH AND WIFE, STACY SELPH,have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. RAGAN AND WIFE, CHARLOTTE T. RAGAN, hereinafter called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. E-96 on the plan of Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5260, pages 179 thru 182, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bret Selph and wife, Stacy Selph by deed from W. L. Goad and wife, Hilda F. Goad, of record in Book 9551, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the said William H. Ragan and wife, Charlotte T. Ragan, Assuming full and complete financial responsibility on the deed of trust and note payable to W. L. Goad and wife, Hilda F. Goad, of record in Book 9551, page 612, Register's Office for Davidson County, Tennessee.

This is improved, known as 555 N. Dupont Avenue, E96, Madison, TN 37115.

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 aid land to GRANTEES, their heir 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 13th day of December, 1996.

BRET SELPH

STACY SELPH

BOOK 10290 PG 490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

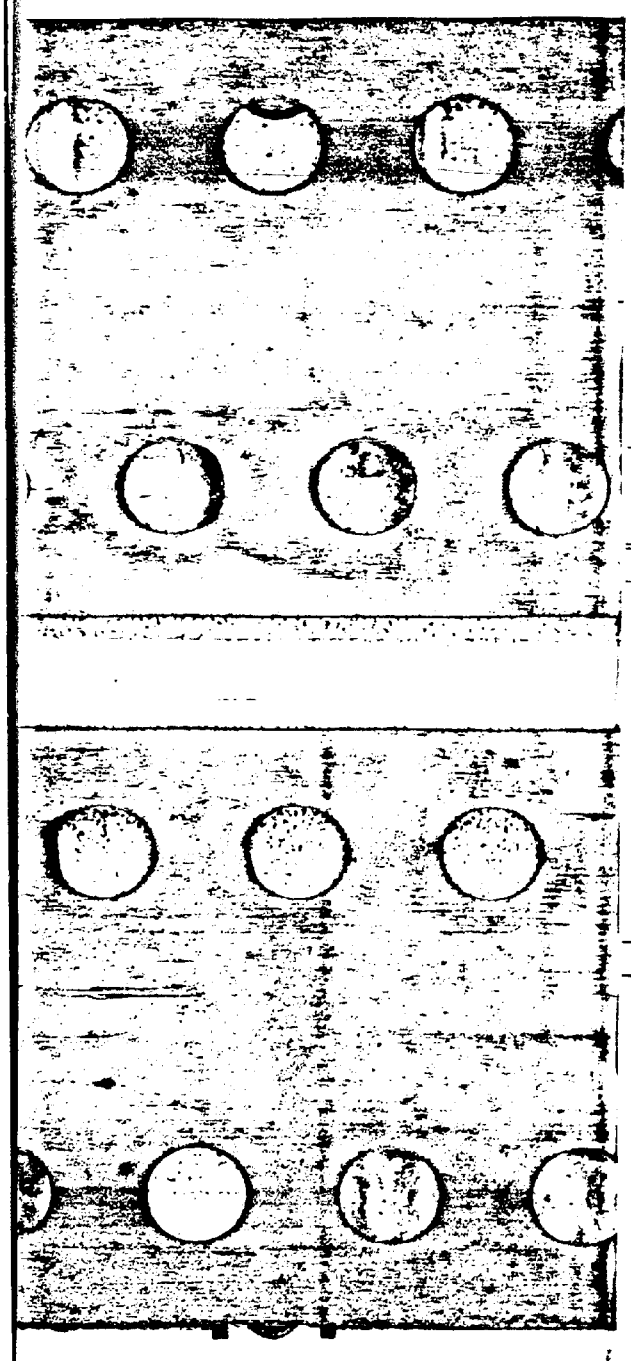
Witness my hand and official seal at office this 13th day of December, 1996.

My commission expires: 5/24/97

NOTARY PUBLIC

DONALD ARKOVITZ • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

5634 12/16 0101 03CHECK 175.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10290 PG 491

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	~~44000.00~~
			CON TX	162.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	175.80
			CHECK	175.80
12/16/96	01		08:05 0001	5634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255780
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 8:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098251