EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 7228
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Debra L. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 19 96.

Evelyn Wright
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Ragan	NationsBanc Mortgage Corporation	95-9-52
(NAME)	(NAME)	
104 Quinn Circle	P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210	Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 10305 PG 389

FOR AND IN 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, Elwanda F. Ragan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra L. Ragan, unmarried

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. 22 on the Map of W. E. Quin Jr.'s Lebanon Road Subdivision as of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the westerly side of Quin Circle and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Elwanda F. Ragan, unmarried by deed from Beatrice Madeline Schiano, an unmarried person, filed of record in Book 5069, page 752, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The Grantor herein, Elwanda F. Ragan, hereby retains a life estate in and to said property.

This is improved property known as 104 Quinn Circle, Nashville, TN 37210

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 her hand this 20th day of December, 19 96.

Elwanda F. Ragan

7228

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Evelyn Wright, a Notary Public in and for said County and State, the within named

Elwanda F. Ragan, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on 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 Nashville, Tennessee, this 20th day of December, 19 96.

My commission expires: _____

Evelyn Wright
Notary Public Evelyn Wright

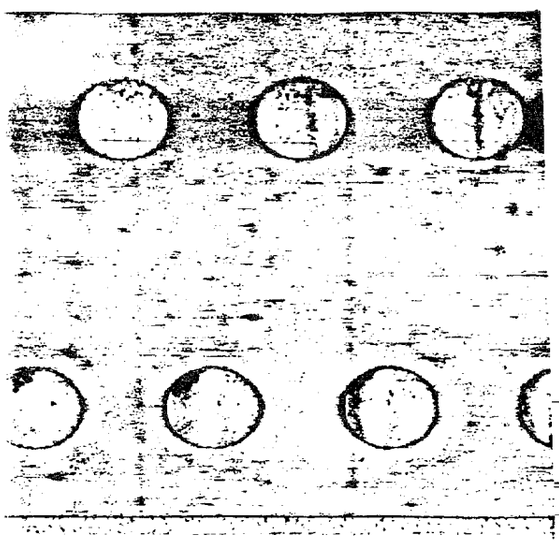
EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

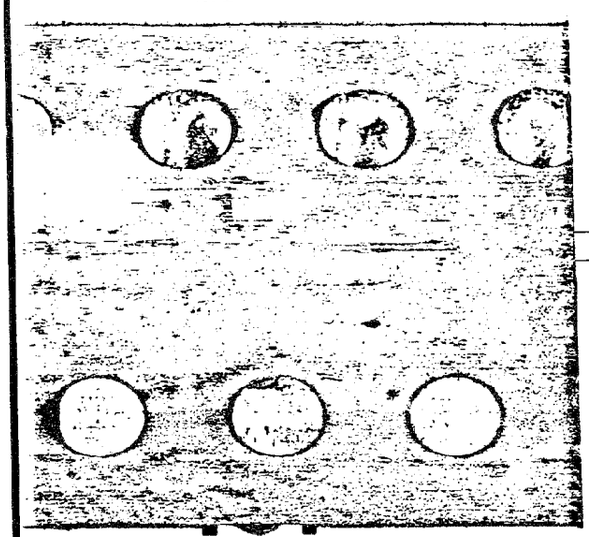
My Commission Expires SEPT. 23, 2000

0260175
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0587 12/31 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10305 PG 391

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
12/31/96		01	10:09 0001	0587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260175
IDENTIF. # REFERENCE

96 DEC 31 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103139