THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 48,320.94

William Ragan
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of December 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM RAGAN 719 Ashlawn Place Nashville, Tennessee 37211	Midland Mortgage Company P.O. Box 26648 Oklahoma City, Oklahoma 73126	MAP 161-5A PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND THREE HUNDRED TWENTY AND 94/100---------- ($ 48,320.94) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, Carlos Francisco Trenary, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM RAGAN AND WIFE, CHARLOTTE RAGAN hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit A-19 as shown on Exhibit A-2 of the Master Deed Establishing Ashlawn Place Condominiums of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Carlos Francisco Trenary, unmarried, by deed from William Patrick Henry and wife, Raylean Henry, of record in Book 7820, page 180, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by first mortgage Deed of Trust in favor of Poll Mortgage Company of record in Book 7029, page 203, said Register's Office and assigned to MidFirst Savings and Loan Association by Assignment of record in Book 7346, page 282, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 719 Ashlawn Place, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Ashlawn Place Condominiums of record in Book 7820, page 180, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of December, 19 96.

Carlos Francisco Trenary

Carlos Francisco Trenary

William Ragan

WILLIAM RAGAN

Charlotte Ragan

CHARLOTTE RAGAN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Carlos Francisco Trenary, unmarried, and William Ragan and Charlotte Ragan, the bargainors, 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 this 30th day of December, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

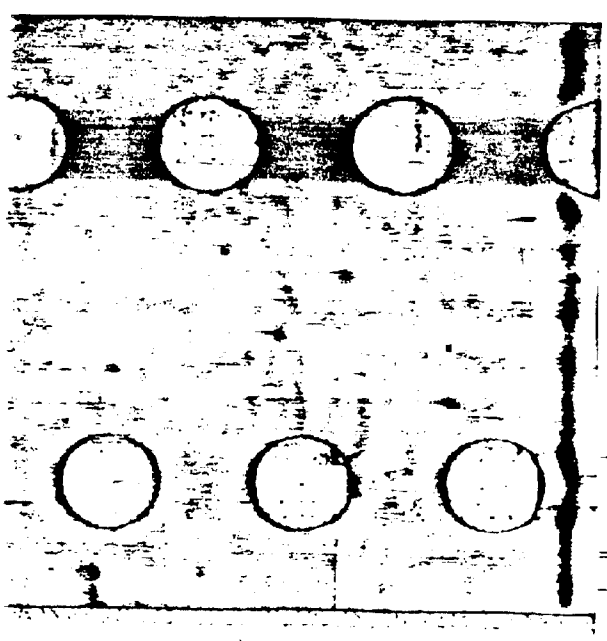
My Commission Expires: _____

Notary Public

02611161
IDENTIF. ↑ REFERENCE

97 JAN -3 AM 8:19
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

1629 01/03 0101 03CHECK 187.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

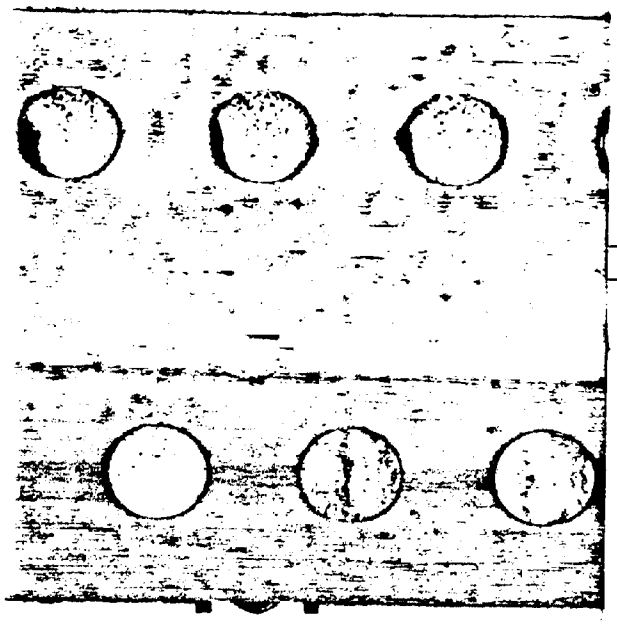
RECEIVED OF _____

FOR _____

BOOK 10309 PG 374

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 46320.94
CON TX 178.79
PRFEE 1.00
WDEED 8.00
TOTAL 187.79
CHECK 187.79

01/03/97 01 08:19 0001 1629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611161
IDENTIF. & REFERENCE

97 JAN -3 AM 8:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104174