BOOK 10345 PG 916

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00.

Terry L. McDonald
Affiant

My Commission Expires: Sept 23, 2000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~DECEMBER~~ February, 1997.

Bonnie S. Baggett
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Terry L. McDonald, etux 224 Ashawn Blvd. Old Hickory, Tn. 37138	SAME AS NEW OWNER	53-16-196

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **MARSHALL H. RAGAN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **TERRY L. McDONALD and wife, RACHEL L. McDONALD**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, as amended in Book 9705, page 872 and amended in Book 10159, page 42, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marshall H. Ragan, by deed of record in Book 9797, page 120, Register's Office, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except: (1) 1996 State & County taxes prorated between the parties and to be paid in full by Buyer.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10345 PG 917

WITNESS my hand on this the 6 day of ~~December, 1996.~~ February, 1997

MARSHALL H. RAGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Marshal H. Ragan, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of ~~December~~ February, 1997.

NOTARY PUBLIC

My Commission Expires: Sept 23, 2000

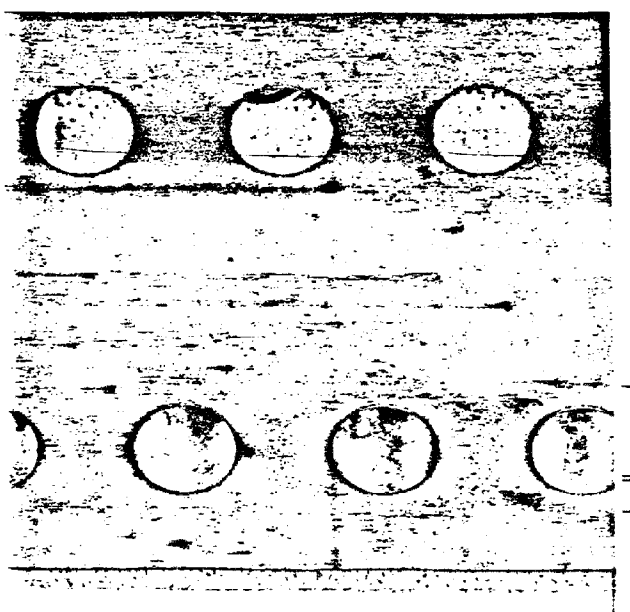
0272248
IDENTIF. & REFERENCE

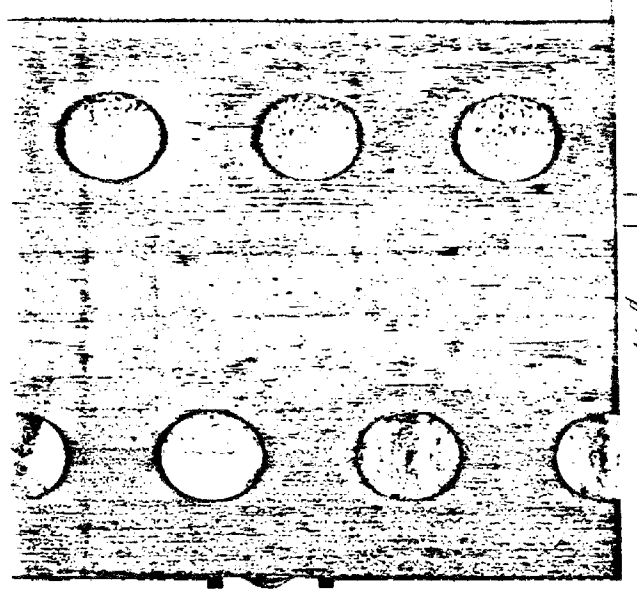
97 FEB 11 PM 12:21

DAVIDSON COUNTY, TN.

c:\wpwin\rhoten\kingct\McDonald.wd

94-10 5477 02/11 0101 02CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10346 PG 918

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	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	8.00
TOTAL	94.10
CHECK	94.10

02/11/97 01 12:25 0001 5477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02722448

IDENTIF. ↑ REFERENCE

97 FEB 11 P 12:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115953