FILE NO. 35407
FILE BOX "7"

FORM NO WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,832.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/1997

(AFFIX SEAL)

BOOK 10450 PG 982

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM DAVID WHITED et al (NAME)	ATLANTIC MORTGAGE & INVESTMENT CORP. (NAME)	75-7-223
302 Andrew Jackson Place (STREET ADDRESS OR ROUTE NUMBER)	4348 Southpoint Blvd., Suite 101 (STREET ADDRESS)	4D 5628
Hermitage, TN 37076 (CITY) (STATE) (PO ZIP)	Jacksonville, Florida 32216 (CITY) (STATE) (ZIP)	

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 JERRY R. RAGAN and wife, CINDY A. RAGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DAVID WHITED and JAMES N. HUFFINE

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. 48A, Zone Lot Division of Lots 23 and 27, 29 through 43, 45, 46 and 48 on the Plan of Rachel's Square, Section 2, of record in Plat Book 6250, Page 540, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Jerry R. Ragan and wife, Cindy A. Ragan by deed from James R. Gaither and wife, Ginger K. Gaither of record in Book 9110, Page 222, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to UNION SECURITY MORTGAGE COMPANY, of record in Book 7859, Page 272, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH ATLANTIC MORTGAGE & INVESTMENT CORPORATION.

unimproved ( )
This is improved (X) property, known as 302 Andrew Jackson Place, Hermitage, Tennessee 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hand s this 6th day of May, 19 97

X Jerry R. Ragan
JERRY R. RAGAN

X Cindy A. Ragan
CINDY A. RAGAN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
Davidson County }

BOOK 10450 PG 983

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY R. RAGAN and wife, CINDY A. RAGAN

the bargainor S, 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 at Nashville, Tennessee, this 6th day of May, 19 97.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

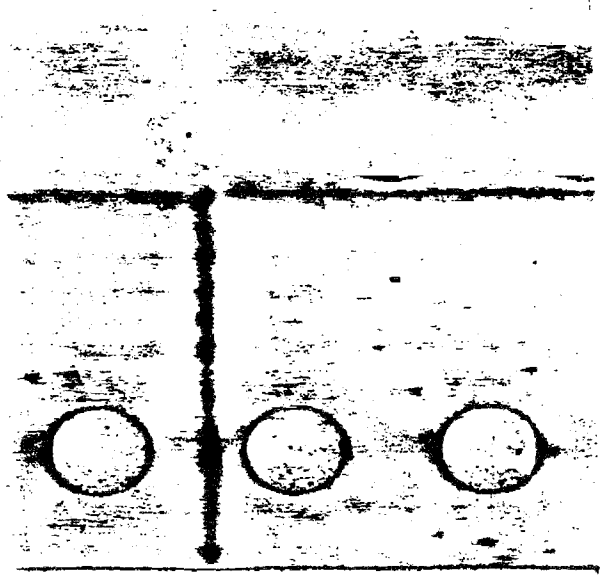
0303844

IDENTIFICATION REFERENCE

97 MAY 12 AM 10:50

FELIX A. ROBINSON III REGISTER
DAVIDSON COUNTY, TN.

9873 05/12 0101 CHECK 256.28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

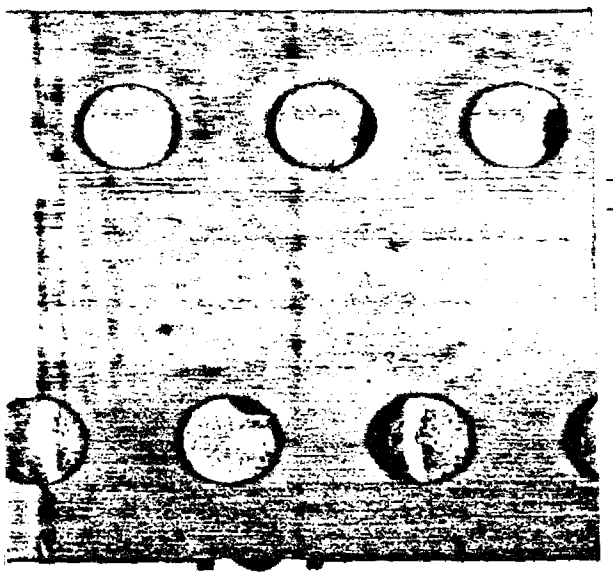
RECEIVED OF _____

FOR _____

BOOK 10450 PG 984

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 66832.65
CON TX 247.28
PRFEE 1.00
WDEED 8.00
TOTAL 256.28
CHECK 256.28

05/12/97 01 10:56 0001 9873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303844
IDENTIF. # REFERENCE

97 MAY 12 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149917