BOOK 10988 PG 26

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $61,000.00.

Affiant

Sworn to and subscribed before me on this the 18th day of June, 1998.

NOTARY PUBLIC
My Commission Expires: 3-22-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
RICK I. STOTTS and wife,
SHERRI R. STOTTS
1601 Debow Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel:
053-03-0 323.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($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, **BOBBY E. RAGER and wife, MARY NELL RAGER,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **RICK I. STOTTS and wife, SHERRI R. STOTTS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 213 and 217, Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description only. Lot 217 is located on the southeast corner of the intersection of Debow and Sixteenth Streets. Lot 213 is located on the southwest corner of Dodson and Sixteenth Streets. Said Lots are also shown on the Plat of Resubdivision of a Part of Section C, Village of Old Hickory, of record in Book 1835, page 52, said Register's Office.

Being the same property conveyed to Bobby E. Rager and wife, Mary Nell Rager, by warranty deed, dated June 10, 1986, from Alton C. Orange, a single person, of record in Book 6909, page 144, said Register's Office.

SUBJECT TO one permanent easement 10 feet wide, more or less for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

The easement reserved by the Plan of Section "D", Book 1424, Page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 1424, Page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, Page 281, and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Lots Nos. 217 and 213 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only, as set forth in the referenced instruments.

The above described property is conveyed subject to the covenant contained in an instrument executed by E. I. du Pont de Nemours and Company, et al., dated February 15, 1951, and recorded on April 3, 1951, in Book 1968, Page 605, R.O.D.C., Tennessee, and the agreement contained in the deed from E. I. du Pont de Nemours and Company to James E. Ashworth and wife, Ella B. Ashworth, dated May 22, 1951, and recorded in Book 2032, page 400, said Register's Office, to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

This is improved property known as 1601 Debow Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, as amended by the revised plan of record in Book 1835, page 62, said Register's Office, and by the instruments of record in Book 1853, page 281 and 257, and in Book 1968, page 605, said Register's Office and to the matters referred to hereinabove.

And GRANTORS 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.

GRANTORS further covenant that they are authorized to convey the above property to GRANTEES without application to the United States Bankruptcy Court for the Middle District of Tennessee, pursuant to the **"ORDER CONFIRMING DEBTORS' FIRST AMENDED PLAN OF REORGANIZATION DATED MARCH 4, 1994"** as recorded in Book 9572, page 197, Register's Office for Davidson County, Tennessee, and that said Order has not been revised so as to restrict GRANTORS' right to sell and convey the above described property.

WITNESS our hands this the 18th day of June, 1998.

Bobby E Rager
BOBBY E. RAGER

Mary Nell Rager By Bobby E Rager
MARY NELL RAGER BY: BOBBY E. RAGER as ATTORNEY-IN-FACT under Power of Attorney dated June 18, 1998

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BOBBY E. RAGER, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 18th day of June, 1998.

Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of June, 1998, before me personally appeared BOBBY E. RAGER, to me known (or proved ~~to~~ me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY NELL RAGER and acknowledged that he executed the same as the free act and deed of MARY NELL RAGER.

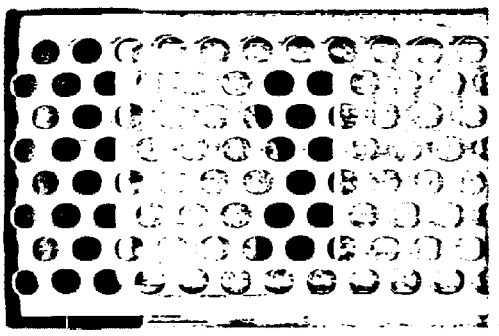
Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

FICHED

98 JUN 23 AM 11:03

0453900



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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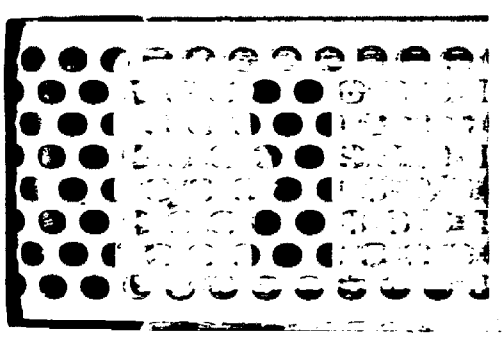
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 12.00
TOTAL 238.70
CHECK 238.70

06/23/98 01 11:03 0001 4418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0453900
IDENTIF. # REFERENCE

98 JUN 23 AM 11:03

No. 1310237