JOE BARNES, JR., ET AL

BOOK 11164 PAGE 394

TO: D E E D

RICHARD RAGAN, ET UX

THIS DEED OF REALTY executed as of the date set out below by the Grantors, **Joe Barnes, Jr.** and **Joe Gower**, to the Grantees, **Richard Ragan**, and wife, **Nancy Ragan**,

W I T N E S S E T H:

THE GRANTORS have this day bargained and sold and do hereby transfer and convey unto the Grantees, as tenants by the entirety, and to their heirs and assigns forever, the following described real estate located in Davidson County, Tennessee,

> **Lot Not. 1 of Block No. 4 on the Plan of the Charlotte Park Company's second addition to Nashville, as of record in Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**
>
> **Being the same property conveyed to Joe Barnes, Jr., and Joe Gower by deed of record in Book 8286, Page 755, in the Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said real estate unto the Grantees and to their heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, have a perfect right to convey the same, that it is unencumbered, except as may herein be stated, and subject thereto, they will forever warrant and defend the title to said real estate to the Grantees, and to their heirs and assigns forever, against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable cash consideration receipt of which is acknowledged by Grantors.

TAXES: Will be prorated and assumed by GRANTEES and the ADDRESS for Grantees is 411 39th Ave. N. Nashville Tennessee 37209 (New Owner).

TAX MAP #92-13, parcel 15, Assessor's Office, Davidson County, Tennessee.

POSSESSION will be given with delivery of the deed.

IN WITNESS WHEREOF, the Grantors have hereunto signed on this 20th day of October, 1998.

0502247

IDENTIFICATION REFERENCE

98 OCT 21 PM 12:25

REGISTER
DAVIDSON COUNTY, TN.

Joe Barnes Jr.
Joe Barnes, Jr.

Joe Gower
Joe Gower

Prepared By:
John Aaron Holt
Attorney at Law
311 White Bridge Road
Nashville, TN 37209
615/353-0930

6065 10/21 0101 03CHECK 233.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County, Joe Barnes, Jr., the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 20 day of October, 1998.

John Aaron Holt
Notary Public

My commission expires:
11-25-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County, Joe Gower, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 20 day of October, 1998.

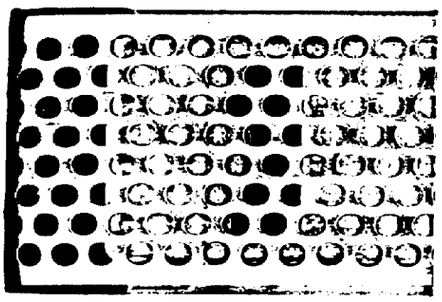
John Aaron Holt
Notary Public

My commission expires:
11-25-2000

STATE OF TENNESSEE, DAVIDSON COUNTY
The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $ 65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
AFFIANT Richard D Ragan
Subscribed and sworn to before me this 20 day of Oct, 1998.
NOTARY PUBLIC John Aaron Holt
My Commission Expires: 11-25-2000

JAH/Layne's/a:JAH/ragan.ric

Prepared By:
John Aaron Holt
Attorney at Law
311 White Bridge Road
Nashville, TN 37209
615/353-0930



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

RECEIVED OF _____

FOR _____

BOOK 11164 PAGE 396

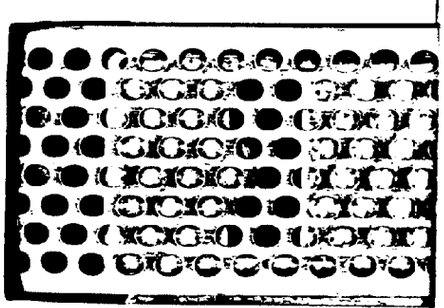
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00

10/21/98 01 12:27 0001 6065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



050224 7
IDENTIF. & REFERENCE

98 OCT 21 PM 12:25

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1361270