THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $26,000.00

Affiant

Subscribed and sworn to before me this the 3rd day of February, 1999.

Notary Public

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Ragan 411 39th Avenue, North Nashville, Tennessee 37209	Same	Map 091-07-0 Parcel 292.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Isabel C. Fuqua**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Richard Ragan**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 1121 and 1123 in Block 168, Plan No. 1, West Nashville, as of record in Plat Book 57, Pages 74 and 75 of the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 60 feet on the northerly side of Michigan Avenue and run back between parallel lines, along the easterly margin of 53rd Avenue, North, formerly 12th Street, 150 feet to an alley.

Being the same property conveyed to Isabel C. Fuqua by deed from Eric W. Crafton of record in Book 9673, Page 770, Register's Office for Davidson County, Tennessee.

The aforedescribed property is not the principal place of residence of the Grantor herein.

Subject to all matters set forth on the plan of record, as aforesaid, and that certain overhang easement unto the Electric Power Board of the Metropolitan Government of record in Book 6867, Page 102, Register's Office for Davidson County, Tennessee.

1999 Metropolitan Government taxes have been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

This is improved property known as 5212 Michigan Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my hand this 3rd day of February, 1999.

Isabel C Fuqua
ISABEL C. FUQUA

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 Isabel C. Fuqua, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 3rd day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

05 4639
REF. # REFERENCE
99FEB-5 AM 8:49
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
107.20 CHECK TOTO 50/20 02/05 5222

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11329 PAGE 155

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	107.20
CHECK	107.20

02/05/99 01 08:49 0001 2225

0545639

ENTRY # REFERENCE

99FEB-5 AM 8:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421547