BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2000 Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

Instr:200001310009496 Page: 1 OF 2
REC'D FOR REC 01/31/2000 9:37:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $257.15

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR R. McNEESE, JR. ET UX	**FT MORTGAGE COMPANIES**	**91-7-292**
(NAME) **5212 MICHIGAN AVENUE**	(NAME) **P.O. BOX 80140**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **ATLANTA, GA 30366**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RICHARD RAGAN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR R. MCNEESE, JR. AND WIFE, TONYA M. MCNEESE,** 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 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 Richard Ragan from Isabel C. Fuqua by deed of record in Book 11329, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an overhang easement to Electric Power Board of Metro Government of record in Book 6867, page 102, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Nancy Ragan joins in this conveyance to convey any right, title and interest she may have in said property by virtue of her marriage to Richard Ragan.

unimproved ( )
This is improved(X) property, known as **5212 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(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 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 hands this 28th day of **January, 2000.**

RICHARD RAGAN

NANCY RAGAN

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 **Richard Ragan and Nancy Ragan**, the bargainors, 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, TN,** this 28th day of **January, 2000.**

Commission expires: OCTOBER 25, 2003.

NOTARY PUBLIC AT LARGE

Notary Public