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WARRANTY DEED

FROM

FERRISS C. BAILEY, TRUSTEE

TO

CHARLES F. FRAZIER, ET UX

MURFREES MORTGAGE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of Aug. A.D. 1959 at 10:12 o'clock A.M.
Noted in Book 6 Page 3 Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of Title Company

WARRANTY DEED

For and in Consideration of the sum of 10.00

---Ten and No/100--- DOLLARS

Cash in hand paid by Charles F. Frazier, and wife, Thelma M. Frazier, and other good and valuable consideration, receipt of which is hereby acknowledged;

FERRISS C. BAILEY, TRUSTEE,

Pursuant to the powers vested in him by a certain deed from Hardin H. Ragland and wife, of record in Book 2855, Page 579, Register's Office for Davidson County, reference to said deed being hereby made for the powers therein conferred upon him,

has does

~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said

Charles F. Frazier, and wife, Thelma M. Frazier

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 6 and 20 on the Plan of Ragland Estates, of record in Book 2663, page 104, Register's Office for said County.

Beginning at a point in the east margin of Franklin Road at the corner of Lots 6 and 7; thence with the line between said lots easterly 500 feet to a point; thence north 35 feet to a corner of Lot 19; thence with the line between Lots 6 and 19, easterly 195 feet to the west margin of Ragland Drive; thence with the margin of the same, southerly 451 feet to the corner of Lots 20 and 21; thence with the line between said lots, westerly 190 feet to the corner of Lots 20 and 21 in the east line of Lot No. 4; thence along the east line of Lots 4 and 5 and along the west line of Lot No. 20, north 223 feet to the north line of Lot No. 5; thence with the line between Lot Nos. 5 and 6, westerly 500 feet to the east margin of Franklin Road; thence with the margin of the same north 180 feet to the point of beginning. Together with a perpetual easement for driveway purposes, use for a lawn, with rights to enclose same with and maintain a fence not inconsistent with the City of Oak Hill Zoning Ordinances and recorded restrictive covenants, crossing the southeast corner of Lot No. 7 described as follows:

Beginning at a concrete monumnet at the southeast corner of Lot No.7 and an inner corner of Lot No. 6 thence with the line between said lot, westerly 100 feet to a point; thence north 25 feet to a point; thence easterly 100 feet to the line between Lots Nos. 6 and 7; thence with the line between said lots, southerly 25 feet to the point of beginning. Together with a perpetual easement for the same use, rights and purposes as set forth above pertaining to the easement across the southeast corner of Lot No. 7, crossing the northeast of Lot No. 5 and described as follows:

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