K 3177

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

I, H. Raymond Ligon, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Loyde R. Ragan and wife, Della O. Ragan, their

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

Being Lot No. 17, Block "E", Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Iris Drive the common corner of Lots 17 and 18; thence southerly along the line between said two lots 100 feet to a point; thence westerly along the line between Lots 16 and 17, 120.6 feet to a point in the easterly margin of Columbine Place; thence northerly along the margin of said Street 80.65 feet to the beginning of a curve, with a radius of 20 feet; thence around said curve to a point in the southerly margin of Iris Drive; thence easterly along said margin of said Drive 100.8 feet to the point of beginning.

Being the same property conveyed to H. Raymond Ligon by deed from Antoinette Turner, unmarried, of record in Book 2158, page 151, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1165, page 627, said Register's Office, and the setback line and easements as shown on the plan of record in Book 1130, page 36, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Loyde R. Ragan and wife, Della O. Ragan, their heirs and assigns, forever.

And I do covenant with the said Loyde R. Ragan and wife, Della O. Ragan, 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, H. Raymond Ligon,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Loyde R. Ragan and wife, Della O. Ragan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of January, 1961

H. Raymond Ligon

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