BK 3249

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND No/100 - - - - - - - - - - -
($10.00) - DOLLARS
PAID IN CASH BY CALVIN C. LYNCH AND WIFE, DOROTHY LYNCH, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PERRY A. RAGAN AND WIFE, MARJORIE RAGAN

_____ have bargained and sold, and by these presents do transfer and convey unto the said CALVIN C. LYNCH AND WIFE, DOROTHY LYNCH THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN THE NINTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON SOUTH SIDE OF LONGVIEW DRIVE, BEGINNING AT A STEEL PIN IN THE CENTER OF LONGVIEW DRIVE, THE SAME BEING THE SOUTH EAST CORNER OF THE HATTIE McCORD TRACT THENCE WITH THE CENTER OF THE ROAD EAST 36° SOUTH 31' TO A STEEL PIN THENCE WITH THE CENTER OF SAID ROAD SOUTH 22½° EAST 93' TO A STEEL PIN THENCE SOUTH 47° WEST 440' TO A STEEL PIN THENCE W 36° NORTH 31' TO A STEEL PIN THENCE NORTH 40° EAST 500' WITH THE McCORD LINE TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO PERRY A. RAGAN AND WIFE, MARJORIE RAGAN BY DEED FROM DAVID S. FERGUESON AND WIFE, HELEN B. FERGUESON OF RECORD IN BOOK 3093, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CALVIN C. LYNCH AND WIFE, DOROTHY LYNCH THEIR heirs and assigns, forever.

And WE do covenant with the said CALVIN C. LYNCH AND WIFE, DOROTHY LYNCH 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.

And WE, THE SAID PERRY A. RAGAN, ET UX, MARJORIE RAGAN do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to the said land to the said CALVIN C. LYNCH, ET UX, DOROTHY LYNCH THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 23 day of JUNE, 19 61

Perry A. Ragan
Marjorie Ragan

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