BK 3315

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We _____ have bargained and sold, and by these presents do transfer and convey unto the said J. H. Ragan and wife, Bernice Ragan, 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 the easterly side of Charlotte Pike (Old) beginning at a point in the center of Charlotte Pike the north westward conner of this tract; thence with the Charlotte Pike south 34 degrees 30 minutes west 110.5 feet to a stake in road; thence leaving said road south 54 degrees 30 minutes east 970 feet to a stake in David S. Fergueson, Sr.'s westerly line; thence with his line north 37 degrees 30 minutes east 110.5 feet to a stake with large beech and two white oak pointers, same being the southeasterly corner of Ray Floyd's 11.25 acre tract; thence with same north 54 degrees 30 minutes west 975 feet to the point of beginning; containing 2.47 acres more or less.

Being the same property conveyed to Perry E. Ragan and wife, Marjorie Ragan by deed from David S. Fergueson et ux, of record in Book 2546, page 421, Register's Office for said county and state.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. H. Ragan and wife, Bernice Ragan, their _____ heirs and assigns, forever.

And we do covenant with the said J. H. Ragan and wife, Bernice Ragan, 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 Perry E. Ragan and wife, 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 J. H. Ragan and wife, Bernice Ragan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of December, 19 61

Perry E Ragan

Marjorie Ragan

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