BK 3372

WARRANTY DEED

FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

Thirteen Thousand Seven Hundred Fifty and No/100 ------($13,750.00)--- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, T. L. Burch and wife, Ada L. Burch have bargained and sold, and by these presents do transfer and convey unto the said Dwight D. Ragland and wife, Vera Q. Ragland 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 No. 139 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Denneywood Drive at the common corner of Lots Nos. 138 and 139; thence northwardly with the line between said two lots, 150 feet to a point in the southerly line of the right-of-way of the Tennessee Central Railroad; thence southeastwardly with said right-of-way line, 115.3 feet to a point in the westerly margin of Fairway Drive; thence with said margin of said Drive, 100 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southwesterly around said curve, 31.42 feet to a point in the northerly margin of Denneywood Drive; thence westerly with said margin of said Drive, 110.03 feet thereon.

Being the same property conveyed to T. L. Burch and wife, Ada L. Burch, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3253, page 21, 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 Dwight D. Ragland and wife, Vera Q. Ragland their heirs and assigns, forever.

And we do covenant with the said Dwight D. Ragland and wife, Vera Q. Ragland 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, T. L. Burch and wife, Ada L. Burch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dwight D. Ragland and wife, Vera Q. Ragland their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of April, 19 62

T. L. Burch

Ada L. Burch

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