K 3534

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of $5.00

FIVE AND No/100 - DOLLARS

CASH PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY THE GRANTORS HEREIN.

WE, MARSHALL H. RAGAN AND WIFE, FRANCES G. RAGAN

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD B. OMOHUNDRO HIS heirs and assigns, A ONE-HALF UNDIVIDED INTEREST IN AND TO a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN THE 12TH, FORMALLY 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT No. 8 ON THE PLAN OF THE SUBDICISION OF PART OF B. F. SANDERS LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. OMOHUNDRO, SURVEYOR, OCTOBER 28, 1939, AS FOLLOWS:
BEGINNING IN THE CENTER OF EWING ROAD AT A POINT 350 FEET SOUTH OF B. F. SANDERS ORIGINAL N. W. CORNER, SAID POINT BEING THE CORNER OF LOTS 7 & 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 87° 30' EAST 170 FEET; THENCE SOUTH 4° 45' WEST 50 FEET TO THE CORNER OF LOTS 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 87° 30' WEST 170 FEET TO THE CENTER OF EWING ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 4° 45' EAST 50 FEET TO THE BEGINNING.
BEING THE SAME REAL PROPERTY CONVEYED TO MARSHALL H. RAGAN BY DEED FROM ARDEN ANDREW SANDERS AND WIFE, MARY ELIZABETH SANDERS AS OF RECORD IN BOOK PAGE R.O.D.C. TENNESSEE AT NASHVILLE.

To have and to hold THE SAID ONE-HALF UNDIVIDED INTEREST IN AND TO the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD B. OMOHUNDRO HIS heirs and assigns, forever.

And WE do covenant with the said RICHARD B. OMOHUNDRO 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, MARSHALL H. RAGAN AND WIFE, FRANCES G. 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 RICHARD B. OMOHUNDRO HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand s this 28 day of MAY, 1960

Marshall H. Ragan
MARSHALL H. RAGAN

Frances G. Ragan
FRANCES G. RAGAN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, HOMER E. CHANCE, a Notary Public in and for said County and State, the within named MARSHALL H. RAGAN AND WIFE, FRANCES G. RAGAN

the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 1960

Commission expires OCT - 19 - 1960

Homer E. Chance
Notary Public

NOTARIAL SEAL NO. 2178 DAVIDSON COUNTY TENNESSEE

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