BK 3701

WARRANTY DEED

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

and other good and valuable considerations, accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an in debtedness as evidenced by an instrument of record in Book 3717, page 311, Register's Office for Davidson County, Tennessee, George G. Ragland and wife, Frances S. Ragland

have bargained and sold, and by these presents do transfer and convey unto the said Russell Grant Lazenby, Jr. and wife, Phyllis P. Lazenby

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

Two tracts of land in Davidson County, Tennessee:

Tract I: Being the east105 feet of Lot 14 and the west 10 feet of Lot 15, Block "D" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for Davidson County, Tennessee. Said part of said lots fronts 115 feet on the south side of Cheek Road, and runs back between parallel lines, 175 feet to the north margin of an unopened 25 foot street.

Tract II: Being part of a 25 foot street shown as "Not Open" lying adjacent to and immediately to the rear of the east 105 feet of Lot 14 and the west 10 feet of Lot 15 of Block "D" and other lots as shown on the Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 843, page 18, said Register's Office, and being further desicrbed as follows: Said part of said street lies adjacent to the rear line of said parts of said Lots 14 and 15 for a distance of 115 feet and to a depth of 25 feet.

Being the same property conveyed to George G. Ragland and wife, Frances S. Ragland, by deed from James Hamilton Dill and wife, Anne Howard Dill, of record in Book 3678, page 291, 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 Russell Grant Lazenby, Jr. and wife, Phyllis P. Lazenby, their *heirs and assigns, forever.*

And we *do covenant with the said* Russell Grant Lazenby, Jr. and wife, Phyllis P. Lazenby *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 George G. Ragland and wife, Frances S. Ragland *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Russell Grant Lazenby, Jr. and wife, Phyllis P. Lazenby, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 20th *day of* February, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George G. Ragland Frances S. Ragland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JOE M. MYERS, *a Notary Public in and for said County and State,* GEORGE G. RAGLAND AND FRANCES S. RAGLAND

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* SHE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 20th *day of* FEB, 1964.

JOE M. MYERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires My Commission Expires OCT. 30, 1967

Joe M. Myers *Notary Public*

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