WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter D. Ragan (NAME:)	(NAME:)	7DA -05970
904 Clearview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 116 -08
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 4 3 005

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by Walter D. Ragan and wife, Nellie D. Ragan, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Ethel H. McCauley, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Walter D. Ragan and wife, Nellie D. 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 Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan of C. B. Kelley's Resubdivision of Lots Nos. 68, 69 and 70, on the Map of Clearview, as of record in Book 843, page 8, Register's Office for said County, and being parts of Lots Nos. 68 and 69 of said Clearview Subdivision, described as follows:

BEGINNING at a point in the easterly margin of Clearview Drive, the common corner of Lots Nos. 4 and 5 on said unrecorded plan; thence with the line between said lots, easterly 235.4 feet to a point; thence northerly 75 feet to a point, the common corner of Lots Nos. 5 and 6 on said unrecorded plan; thence with the line between said lots, westerly 235.4 feet to the easterly margin of Clearview Drive; thence with the margin of the same, southerly 75 feet to the point of beginning.

BEING the same property conveyed to Ethel H. McCauley, by deed from Mary Key Johnston and husband, as of record in Book 1218, page 511, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter D. Ragan and wife, Nellie D. Ragan, their *heirs and assigns, forever.*

And I *do covenant with the said* Walter D. Ragan and wife, Nellie D. Ragan *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Ethel H. McCauley, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter D. Ragan and wife, Nellie D. Ragan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* April, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ethel H. McCauley
ETHEL H. McCAULEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Christine Tinsley, a Notary Public in and for said County and State, the within named Ethel H. McCauley,

the 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 16th day of April, 1965.

Christine Tinsley, Notary Public.

Commission Expires November 24, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

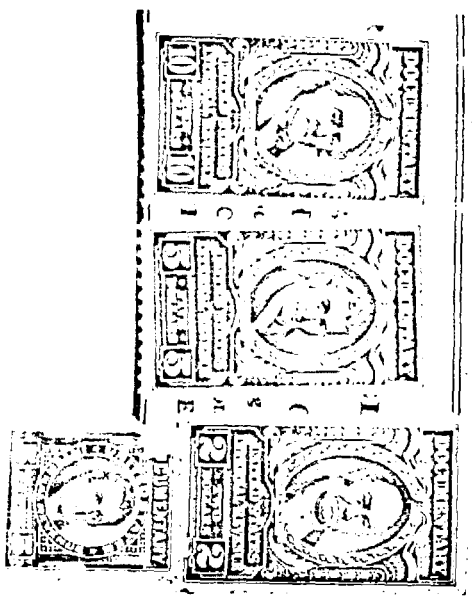
STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

APR 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID APR 21 1965
CT

BOOK 3882 PAGE 341



77356

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 21 12 47 PM '65

NOTE: 111 PAGE 4
RECORDING FEE 2.00
DEP. REG. M

WARRANTY DEED

FROM

Ethel H. McCauley

TO

Walter D. Rogan