BOOK 3933 PAGE 343

Map 106-5
Parl. 35

WARRANTY DEED

New Owner:

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6DA
SEND TAX NOTICES TO: Guananty Mortgage Company;
ADDRESS: 316 Union Street; Nashville, Tennessee

For and in Consideration of the sum of TEN AND NO/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for a further part of the total consideration for this conveyance the grantee herein by the acceptance of this deed agrees to assume and pay the unpaid balance of two (2) notes as follows: the first, payable to Guaranty Mortgage Company and secured by deed of trust of record in Book 1822, page 43, Register's Office for Davidson County, Tennessee, and the second, dated September 17, 1962 and secured by Vendor's Lien retained in Deed dated September 17, 1962, of record in Book 3435, page 121, Register's Office for Davidson County, Tennessee.

We, Roy L. Ragsdale and wife, Bobbie Charalene Ragsdale

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Costa and wife, Viola Costa

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

Being Lot No. 10 on the Map of Survey for J. D. Saxon of Lots 3, etc., of the W. L. Nance Lands, as of record in Plan Book 2, page 32, of the Chancery Court at Nashville, said Saxon's Subdivision being unrecorded and said Lot No. 10 being described according to a copy of a survey thereof made by Pete Meyer, surveyor, as follows:

BEGINNING at a point in the westerly margin of Paris Avenue, at the common corner of Lots 10 and 11; thence with the line between said lots; westerly 181.00 feet to the common corner of said Lots and of Lots 4 and 5; thence with the line between Lots 5 and 10, northerly 50.00 feet to the corner of said lots and of lots 6 and 9; thence easterly, with the line between lots 9 and 10, 181.00 feet to the westerly margin of Paris Avenue; thence with the margin of said Avenue, southerly 50.00 feet to the beginning.

BEING the same property conveyed to Roy L. Ragsdale and wife, Bobbie Charalene Ragsdale by deed from Charles W. Duckett and wife, Ruth Duckett, of record in Book 3435, page 121, Register's Office for Davidson County, Tennessee.

Bobbie Charalene and Bobbie Charlene are one and the same person

This instrument was prepared by: Clarence O. Ingram, Attorney at Law; 2620 Old Lebanon Road; Nashville, Tennessee, 37214.

Said property is improved and known as: 59 Paris Avenue, Nashville, 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 Jerry Costa and wife, Viola Costa heirs and assigns, forever.

And we do covenant with the said Jerry Costa and wife, Viola Costa 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, Roy L. Ragsdale and wife, Charalene Ragsdale do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry Costa and wife, Viola Costa, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of September, 1965.

Roy L. Ragsdale

Roy L. Ragsdale

Bobbie Charalene Ragsdale

Bobbie Charlene Ragsdale

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Ragsdale and wife, Charalene Ragsdale

the bargainor S, 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 Nashville, Tennessee, this 3rd day of September, 1965

Clarence O. Ingram, Notary Public

Commission Expires July 21, 1969

CLARENCE O. INGRAM NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Roy 1. Ragsdale et ux

TO

Jerry Costa et ux

STATE TAX $ 12.53
PROBATE .50
TOTAL $ 13.03

SEP 8 1965

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

PAID SEP 8 - 1965
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

9 9 8 6 4

SEP 9 3 08 PM '65

RECORDING FEE $ 1.10
DEP. REG. .50
PAGE 114

DOCUMENTARY
55 CENTS 55

Please mail to

Clarence O. Ingram
Attorney at Law
2620 Old Lebanon Road
Nashville, Tennessee

200

BOOK 3933 PAGE 346