Mail for placement to: Nellie Phelan Ragan
Brick Church Pike
Rte 2
Goodlettsville, Tenn

BOOK 4019 PAGE 145

WARRANTY DEED

For and in Consideration of the sum of One and no/100

($1.00) DOLLARS

cash in hand paid by Nellie Phelan Ragan, my daughter, and the love and affection which I have for my daughter, the receipt of which is hereby acknowledged,

Map 24
Pars. 10-61
MS

I, Rosetta Phelan

have bargained and sold, and by these presents do transfer and convey unto the said

Nellie Phelan Ragan

her heirs and assigns my life estate in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a spike in the center of the Brick Church Pike, in the east boundary of the Horace Phelan Tract, the northeast corner of the Birdie Miller Tract, thence north 37 degrees 15 minutes east with the center of said Brick Church Pike 544 feet to a point; thence north 11 degrees east 40 feet to a point; thence north 28 feet to a point; thence north 85 degrees east 40 feet to a point; thence south 17 degrees east 49 feet to a Mulberry tree; thence south 23 degrees east 224 feet to a stake; thence south 69 degrees east 31 feet to a point; thence north 31½ degrees east 100 feet to a pear tree; thence north 16 degrees east 103 feet to a walnut tree; thence north 57 degrees west 100 feet to a point; thence north 41 degrees east 64 feet to a point; thence north 41 degrees west 189 feet to a stake 10 feet southwest of a Box-Elder; thence north 29 degrees 45 minutes east 10 feet to said Box-Elder; thence north 62 degrees west 145 feet to a Hackberry; thence north 58 degrees west 108 feet to a Hackberry; thence north 84 degrees west 72 feet to an Ash tree; thence north 88 degrees west 73 feet to a spike in the center of the Brick Church Pike; thence with the center of said Brick Church Pike, north 41 degrees west 105 feet to a spike in the center of Brick Church Pike; thence with the center of Brick Church Pike north 18 degrees west 100 feet to a spike in the center of Brick Church Pike, the southeast corner of the Annie Stephens Tract; thence south 74 degrees west 170 feet to a point; thence south 23 degrees west 100 feet to a post; thence north 52 degrees west 302 feet to an Elm Tree; thence north 54 degrees west 835 feet to a Red Oak Tree; thence north 63 degrees

15 minutes west 720 feet to a stake in the fence, the east boundary of the Benton Tract; the southwest corner of the Annie Stephens Tract; thence with said east boundary of the Benton Tract south 3 degrees 30 minutes west 441 feet to a stake, the northwest corner of the Birdie Miller Tract; thence with the north boundary of the Birdie Miller Tract and the meanderings of a drain in said north line of the Birdie Miller Tract, as follows: south 55 degrees east 1358 feet to an Ash Tree; thence south 64 degrees east 272 feet to an Elm Tree; thence south 50 degrees east 49 feet to a point; thence south 45 degrees east 150 feet to a point; thence south 43 degrees east 102 feet to a point; thence south 27 degrees east 102 feet to a point; thence south 57 degrees east 120 feet to a point; thence south 35 degrees east 188 feet to the point of beginning, containing 29.73 acres more or less:

Being the same property conveyed to Rosetta Phelan, et al, by deed from Nellie Phelan Ragan, et al of record in book 1316, page 309, Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nellie Phelan Ragan her heirs and assigns, forever.

And I do covenant with the said Nellie Phelan 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, Rosetta Phelan do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Nellie Phelan Ragan her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of January, 19 57

Rosetta Phelan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ervin M. Entrekin, a Notary Public in and for said County and State, the within named Rosetta Phelan

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 2nd day of February, 1959.

E. M. Entrekin, Notary Public.

Commission Expires Dec. 1, 1962

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 within and for the State and County aforesaid, personally appeared ..... and ....., with whom I am personally acquainted and who upon (their his oath several oaths) acknowledged (themselves himself) to be the ..... and ..... respectively of the ....., the within named bargainor, a corporation, and that (they he) as such ..... and ....., being authorized so to do, executed the foregoing instrument for the purpose 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.....
on this the.....day of....., 19.....

Commission expires ...., Notary Public.

WARRANTY DEED

FROM

Rosetta Phelan

TO

Nellie Phelan Ragan

STATE TAX $ 8.10
PROBATE 50
TOTAL $ 8.60

MAY 23 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 23 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

2 9 3 2 4

MAY 23 11 11 AM '66

NOTED BOOK 114 PAGE 190

RECORDING FEE $ 2.00

DEP. REG. ____

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S.W. Cor. Third & Union

NASHVILLE, TENNESSEE