This instrument prepared by J. J. Lutin, 802-51st Avenue North, Nashville, Tennessee

WARRANTY DEED

BOOK 4091 PAGE 159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Ragsdale, et ux (NAME:)	John L. Ragsdale, et ux (NAME:)	Map 103-14
920 Neartop Drive (STREET ADDRESS OR ROUTE NUMBER)	920 Neartop Drive (STREET ADDRESS)	Parcel 46
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	8DA58455

For and in Consideration of the sum of One and 00/100 ($1.00) *DOLLARS* cash in hand to us paid by John L. Ragsdale and wife, Mary Ragsdale, and other good and sufficient consideration to us paid, receipt of all of which is hereby acknowledged, we, Bobby G. Frazier and wife, Hilda C. Frazier,

have bargained and sold, and by these presents do transfer and convey unto the said John L. Ragsdale and wife, Mary Ragsdale 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. 22 on the Map of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County.

Said lot No. 22 fronts 237.81 feet on the northerly margin of Neartop Drive as measured on a curve, and runs back between lines measuring 293.5 feet on the easterly line and 225 feet on the westerly line, to a dead line in the rear measuring 165 feet thereon.

Being the same real property conveyed to Bobby G. Frazier and wife, Hilda C. Frazier by deed from Meredith Flautt and wife, of record in Book 3965, Page 270, said Register's Office.

This conveyance is subject to easements and covenants of record in Book 3991, Page 892, and Book 2663, Page 50, and Book 2749, Page 338, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 920 Neartop Drive (House Number) (Street), Nashville, 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 John L. Ragsdale and wife, Mary Ragsdale their *heirs and assigns, forever.*

And we *do covenant with the said* John L. Ragsdale and wife, Mary Ragsdale *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.*, except for balance of the indebtedness secured by instrument of record dated November 30, 1965, and recorded in Book 3965, Page 271, R.O.D.C., Tennessee, in the amount of $21,590.99, which grantees assume and agree to pay.

And we, Bobby G. Frazier and wife, Hilda C. Frazier, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John L. Ragsdale and wife, Mary Ragsdale, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 4th *day of* January, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Bobby G. Frazier

Hilda C. Frazier

BOOK 4091 PAGE 160

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. J. Lutin, *a Notary Public in and for said County and State,* Bobby G. Frazier and wife, Hilda C. Frazier

the within named 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* 4th *day of* January, *19* 67

J J Lutin
Notary Public

Commission expires 7/19/67

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 .....

56220

STATE TAX $ 35.63
PROBATE $ 36.13
TOTAL

JAN 5 1967

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

PAID JAN 5 - 1967

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 5 2 18 PM '67

NOTED: BOOK 115 PAGE 162
RECORDING FEE $ 2.00
DEP. REG. .....

WARRANTY DEED

FROM
BOBBY G. FRAZIER, ET UX

TO
JOHN L. RAGSDALE, ET UX

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Wife & husband to John L. Ragsdale
9 25 Realty Bk.

200