WARRANTY DEED

BOOK 4092 PAGE 97

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances R. Gibson (NAME:)	Frances R. Gibson (NAME:)	Map 116-3
99 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	3611 Hampton Avenue (STREET ADDRESS)	Par. 98
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the ~~xxxxx~~ love and affection we have for our daughter, Frances R. Gibson, ~~xxxxxxx~~

We, W. D. Ragan and wife, Nell Ragan,

have bargained and sold, and by these presents do transfer and convey unto the said Frances R. Gibson, her heirs and assigns, a one-half undivided interest in and to ~~heirs and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly one-half of lots Nos. 82 and 83 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in book 421, page 100, Register's Office for said County.
Said part of lots Nos. 82 and 83 fronts 100 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200.5 feet to the easterly line of lot No. 84.
Being the same real property conveyed to W. D. Ragan and wife, Nell Ragan, a one-half undivided interest, and W. C. Gibson and wife, Frances R. Gibson, a one-half undivided interest, by deed from Lee Roy Hasty and wife, of record in book 2300, page 159, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (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 Frances R. Gibson, her ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* Frances R. Gibson ..... *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 ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frances R. Gibson, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* January, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. D. Ragan

Nell Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* W. D. Ragan and wife, Nell Ragan,

the bargainor..., 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* 10 *day of* January, *19* 67

Alice McMahon, *Notary Public.*

Commission Expires April 26, 1970

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 $ 13.13 BOOK 4092 PAGE 100
PROBATE .50
TOTAL $ 13.63

JAN 10 1967

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

PAID JAN 10 1967

CT

56620

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 10 11 27 AM '67
NOTED BOOK 115 PAGE 581
RECORDING FEE $ 2.00
DEP. REC. ---

3611 Brandon Ave
37215

WARRANTY DEED

FROM
W. D. Ragan et ux.

TO
Frances R. Gibson

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