Prepared by: William D. Castleman, 218 Third Avenue North, Nashville, Tennessee

WARRANTY DEED

BOOK 4357 PAGE 546

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evelyne P. Ragsdale (NAME)	Same (NAME)	Map 146-14
5111 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 35
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
($10.00)----------Dollars,
cash in hand paid by the grantee, EVELYNE P. RAGSDALE, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, W.O. Vaughan, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said Evelyne P. Ragsdale, widow

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Forrest Acres, Section I, as of record in Book 1130, page 104, Register's Office for said County, more particularly described as follows:

BEGINNING at a point on the southerly margin of Forrest Acres Drive, said point being the northeast corner of Lot No. 11 on said plan and the northwest corner of the property herein described; thence southerly with the line between Lot No. 11 and Lot No. 12, 255 feet to the northerly margin of the M.G. O'Brien tract; thence 89° east 388.32 feet to the westerly margin of Franklin Pike; thence with same northerly 205.52 feet to a point; the beginning of a curve to the left; thence with said curve having a radius of 20 feet, distance of 30.89 feet to the southerly margin of Forrest Acres Drive; thence with same westerly 368.84 feet to the point of beginning.

Being the same property devised to W.O. Vaughan with full power of sale by Will of Louise Akin Vaughan, deceased, of record in Will Book 89, page 438, Office of the County Court Clerk of Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1540, page 426, and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 1130, page 104, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,500.00

Subscribed and sworn to before me, this the 13th day of August 1969

Affiant: Evelyne P. Ragsdale

My commission expires: (Affix Seal)

Notary Public: Gary Denton Green

This is improved (X) unimproved ( ) property, known as 5111 Franklin Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Evelyne P. Ragsdale, widow her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Evelyne P. Ragsdale, widow her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 13th day of August, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W.O. Vaughan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Vera Webb, *a Notary Public in and for said County and State,* W.O. Vaughan, a widower

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

Witness my hand and official seal at Nashville *Tennessee, this* 13th *day of* August, *19* 69

Mrs. Vera Webb *Notary Public*

Commission expires August 1972

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 .....

AUG 14 69 CONV 55,500.00
AUG 14 69 S'TAX A* 144.30
AUG 14 69 PR'FEE A* .50
AUG 14 69 WDEED A* 3.00 * 147.80

WARRANTY DEED

FROM W.O. Vaughan

TO Evelyne P. Ragsdale

A 50800

IDENTIF. REFERENCE

AUG 14 9 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Englewood Realty Co., 3805 Gallatin Road, Nashville, Tennessee 37216