BOOK 4396 PAGE 18

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR, J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Ray Ragsdale (NAME)	same (NAME)	Map 104 G
5300 Lancelot Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 215
Brentwood, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M. O.

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by H. Ray Ragsdale and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Roy Randolph and wife, Julia Ambrose Randolph,

have this day bargained and sold, and do hereby transfer and convey unto the said H. Ray Ragsdale, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of Lot No. 30 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", of record in Book 21, page 87, Register's Office for said County.

Beginning on the easterly margin of 17th Avenue South, formerly Addison Street, at a point 50 feet south of the dividing line between Lots Nos. 23 and 30, said point being the southwest corner of the property conveyed to Mrs. A. L. Brazelton by deed from J. Haynie and wife, of record in Book 235, page 347, said Register's Office; thence with said Avenue, southwardly 50 feet; thence at right angles eastwardly 152-1/4 feet more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to said Brazelton's southeast corner; thence with her southerly line, westwardly 152-1/4 feet, more or less, to the beginning.

Being the same property conveyed to Roy Randolph, a widower, by deed from Louis N. Farringer, Trustee, of record in Book 3577, page 163, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 28th day of January, 19 70

Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

This is improved / unimproved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said H. Ray Ragsdale, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* H. Ray Ragsdale, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* January, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Roy Randolph

X Julia Ambrose Randolph

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Roy Randolph and wife, Julia Ambrose Randolph, *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* 28th *day of* January, *19* 70

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

FEB-5 70	CONV	13,500.00			
FEB-5 70 $'TAX			B*	35.10	
FEB-5 70 PR'FEE			B*	.50	
FEB-5 70	W'DEED		B*	3.00	* 38.60

WARRANTY DEED

FROM

Roy Randolph, et ux

TO

H. Ray Ragsdale

A 67849

IDENTIF. REFERENCE

FEB 5 11 17 AM '70

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

FILE: Dobson & Johnson, Inc.