WARRANTY DEED

BOOK 4455 PAGE 153

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George G. Ragland et ux.	First Federal Sav. & Loan Asso.	FH-4925
(NAME) 4440 Alcott Drive	(NAME) 236 4th Avenue North	MAP 130-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	PAR 12
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FR

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand Five Hundred and No/100- ----------($32,500.00)---------- *Dollars,*

of which $8,882.60 has been paid in cash by George G. Ragland and wife, Frances S. Ragland, the receipt of which is hereby acknowledged, and for the remainder the said George G. Ragland and wife, Frances S. Ragland have assumed and agree to pay the unpaid balance of $23,617.40 of an indebtedness in the original amount of $24,000.00, secured by deed of trust of record in book 4367, page 152, Register's Office for Davidson County, Tennessee,

We, James W. Veirs, Jr., and wife, Linda W. Veirs

have this day bargained and sold, and do hereby transfer and convey unto the said George G. Ragland and wife, Frances S. Ragland, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 20 on the plan of Hycrest Acres, Section 3, as of record in book 2331, page 75, Register's Office for said County. Said lot No. 20 fronts 219.97 feet on the easterly side of Alcott Drive and extends back 207 feet on the northerly line and 262.9 feet on the southerly line to a dead line, measuring 144 feet thereon. Being the same property conveyed to James W. Veirs, Jr., and wife, Linda W. Veirs, by deed from Robert A. Downing and wife, of record in book 4367, page 150, said Register's Office.

Instrument Was Prepared By
[illegible]
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 26th day of October 1970

Affiant George G. Ragland

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary [illegible]

This is unimproved ( ) improved (X) property, known as 4440 Alcott Drive (House Number) (Street) Nashville, Tennessee 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 George G. Ragland and wife, Frances S. Ragland, their *(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.*, except by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George G. Ragland and wife, Frances S. Ragland, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* October, 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.*

James W. Veirs, Jr.

Linda W. Veirs

CONNECTICUT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4455 PAGE 154

Personally appeared before me, Harry W. Peterson, Sr., *a Notary Public in and for said County and State,* James W. Veirs, Jr., and wife, Linda W. Veirs

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 Granby, Connecticut *this* 23rd *day of* October, *19*70

HARRY W. PETERSEN, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES MAR. 31, 1975

Harry W. Peterson, Jr. *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 .....

Guaranty Title 309038

WARRANTY DEED

FROM

James W. Veirs, Jr., et ux

TO

George C. Ragland, et ux

A 94418

IDENTIF. REFERENCE

OCT 27 4 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT27??	CONV	32,500.00				
OCT27??	S'TAX		A*	84.50		
OCT27??	PB'FEE		A*	.50		
OCT27??	W'DEED		A*	3.00	*	88.00

Compliments of

Guaranty Title

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