BOOK 4455 PAGE 709

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlmar Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-216723

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-4 248	Culver Manufacturing Co. 403 Capitol Towers Nashville, Tennessee 37219	J.I,Kislak Mtg. Corp. of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 2D-42794	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 227 Sailboat Drive 37217	LOAN OR ACCOUNT NO. 14293 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 17, 1970, in the original principal sum of $25,400.00, payable to J. I. Kislak Mortgage Corporation of Florida, in monthly installments of $195.33, including interest as set forth in said note, and being secured by a deed of trust executed by Herrington L. Ragsdale and wife to Reau E. Folk, Jr., Trustee, as of record in Book 4404, page 653,

HERRINGTON L. RAGSDALE and wife, BARBARA A. RAGSDALE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CULVER MANUFACTURING CO., INC., an Indiana corporation,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 619 on the Plan of Edge-O-Lake Estates, Section XIII, as of record in Book 4175, page 33.

Said Lot No. 619 fronts 82.72 feet on the northwesterly side of Sailboat Drive and extends back between lines 130.56 feet on the northeasterly line and 150.60 feet on the southwesterly line to a dead line in the rear, measuring 73.37 feet thereon.

Being the same property conveyed to Herrington L. Ragsdale and wife, Barbara A. Ragsdale, by deed from Thurman Home Building Corporation, as of record in Book 4404, page 651.

This conveyance is made subject to restrictions of record in Book 4268, page 302.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1970 taxes which have been assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of July, 1970.

Herrington L. Ragsdale

Barbara A. Ragsdale

Herrington L. Ragsdale

Barbara A. Ragsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Herrington L. Ragsdale and wife, Barbara A. Ragsdale

the 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, the 22nd day of July, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26,1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 27,853.44 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 1970

MY COMMISSION EXPIRES: July 26,1970. (AFFIX SEAL) Reau E. Folk Jr. Notary Public

WARRANTY DEED
REF:mas

FROM
HERRINGTON L. RAGSDALE AND WIFE

TO
CULVER MANUFACTURING CO., IN

A 94707

IDENTIF. REFERENCE

OCT 29 3 05 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT29	CONV	27,853.44			
OCT29	S'TAX		A*	72.54	
OCT29	PR'FEE		A*	.50	
OCT29	W'DEED		A*	3.00	* 76.04

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public