This instrument prepared by David B. Herbert, Attorney at Law, 14th Floor, Third Natl. Bank Bldg., Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4506 PAGE 867

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry C. Van Huss, et ux	Noel Palmer Mortgage Company	Map 26/16
(NAME)	(NAME)	
2416 Mansker Drive	Stahlman Bldg.	Parcel # 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37115	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---($24,000.00)---Twenty-Four Thousand and No/100---------- *Dollars,*

Cash in hand paid by the grantees, the receipt of which is hereby acknowledged,

We, Marshall B. Ragland and wife, Jean Clymer Ragland

have this day bargained and sold, and do hereby transfer and convey unto the said Larry C. Van Huss and wife, Gwendolyn H. Van Huss, their

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

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Mansker Meadows, Section II, as of record in book 2663, pages 15 and 16, Register's Office for said County.
Said Lot No. 49 fronts 125 feet on the westerly side of Mansker Drive and runs back 378.5 feet on the southerly line and 462.1 feet on the northerly line to a broken line, measuring 191.6 feet thereon.

Being the same real property conveyed to Marshall B. Ragland and wife, Jean Clymer Ragland, by deed from O. A. McDaniel, Jr. and wife, Mary G. McDaniel, dated August 8, 1960, filed August 12, 1960, and recorded in book 3104, page 255, said Register's Office.

This conveyance is made subject to restrictions of record in book 2646, page 315 Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear lines of premises, 175-foot building setback line from Mansker Drive and conditions of owners certificate as shown on the plan of record in book 2663, pages 15 and 16, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 21 day of May 1971

Affiant Marshall B. Ragland

My commission expires: 10/30/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2416 Mansker Drive, Nashville, Tennessee 37115
(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 Larry C. Van Huss and wife, Gwendolyn H. Van Huss, their

(successors), heirs and assigns forever. We do *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 do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry C. Van Huss and wife, Gwendolyn H. Van Huss, Their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 21st *day of* May, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marshall B. Ragland

Jean Clymer Ragland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David B. Herbert *a Notary Public in and for said County and State,* Marshall B. Ragland and wife, Jean Clymer Ragland

*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 27th *day of* May, *19* 71

David B. Herbert *Notary Public*

Commission expires 10/30/73

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 .....

WARRANTY DEED

C-22643G FROM
Marshall B. Ragland, et ux
TO
Larry C. Van Huss & wife,
Gwendolyn H. Van Huss

JUN-27 CONV 24,000.00
JUN-27 S'TAX A* 62.40
JUN-27 PR'FEE A* .50
JUN-27 W'DEED A* 3.00 * 65.90

B 1 7 0 1 8

IDENTIF. REFERENCE

JUN 2 11 03 AM '71

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX