WARRANTY DEED

BOOK 4676 PAGE 511

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles S. Ragland et ux.	Dobson & Johnson, Inc.	
(NAME) 1600 Chickering Road	(NAME) J. C. Bradford Building	117-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	59
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ----------

---------- *Dollars,*

paid in cash, and other good and valuable consideration received from the grantees herein, including agreement by the said grantees to assume and pay the balance owing on the promissory note secured by lien on the property herein conveyed and described in the Deed of Trust from Kenneth J. Brannon and wife, Joye S. Brannon, to Albert Wm. Johnson, Trustee, dated May 5, 1966, and recorded in Book 4014, Page 267, Register's Office for Davidson County, Tennessee, we,

Kenneth J. Brannon and wife, Joye S. Brannon,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

Charles S. Ragland and wife, Mary Cortner Ragland,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wallace Subdivision, Part 3, of record in Book 1130, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the easterly margin of Vailwood Drive and runs back 201.1 feet on the northerly line and 201.6 feet on the southerly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Kenneth J. Brannon and wife, Joye S. Brannon by deed from Oscar Walter Keathley and wife, of record in Book 4014, Page 265, Register's Office for Davidson County, Tennessee.

An airconditioning unit, all wall-to-wall carpeting, drapes and curtains located within the above described premises are included in this conveyance, title to which property is transferred to the grantees hereby.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property, and to the lien of taxes for 1973.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 28,950.00

Subscribed and sworn to before me, this the 24th day of Jan 19 73

Affiant

My commission expires: Jan 30, 1974 (Affix Seal)

Notary Public

This is (unimproved) (X) property, known as 3918 Vailwood Drive, 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 belonging to the said
grantees, 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 as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 24th day of Jan. 19 73, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth J. Brannon

Kenneth J. Brannon

Joye S. Brannon

Joye S. Brannon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lynn D. Bennett Jr., a Notary Public in and for said County and State, Kenneth J. Brannon and wife, Joye S. Brannon,

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 24th day of Jan., 1973.

Lynn D. Bennett Jr.
Notary Public

Commission expires Jan. 29, 1974

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

JAN 29	CONV	28,950.00				
JAN 29	S'TAX		A*	75.14		
JAN 29	PR'FEE		A*	.50		
JAN 29	W'DEED		A*	4.00	*	79.64

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

21890

WARRANTY DEED

FROM
KENNETH J. BRANNON, et ux.

TO
CHARLES S. RAGLAND, et ux.

B 92787

IDENTIF. REFERENCE

JAN 29 2 45 PM '73

FELIX Z. ROBERTSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE