INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY AT LAW

5038 PAGE 656

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-5-3	Mack Sanders Sherry Sanders	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
OH 11522	955 Overton Lea Road	PROPERTY IS ☒ 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 which is hereby acknowledged,

JUN24'76	CONV	90,000.00			
JUN24'76	CONV	67,500.00			
JUN24'76	S'TAX		B*	409.50	
JUN24'76	PR'FEE		B*	.50	
JUN24'76	W'DEED		B*	4.00	* 414.00

H. RAY RAGSDALE and wife, PENNY J. RAGSDALE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mack Sanders & Sherry Sanders

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 in the 7th Civil District of said County, being Lot No. 11 on the Plan of Lealand Manor, 5th Addition, Block "A", Revised, a part of the Overton Lea Estates, not of record, described according to a survey made by M. F. Himes, Surveyor, as follows:

BEGINNING on the southwesterly margin of Overton Lea Road, 786.01 feet southeast of the northeast corner of the property conveyed to Allen M. Steele and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 2084, page 462; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots, south 41 degrees 40 minutes west 786.3 feet; thence south 52 degrees 00 minutes east 130.5 feet; thence south 60 degrees 33 minutes east 201.7 feet; thence south 67 degrees 51 minutes east 343.9 feet; thence with the line between said two lots, north 13 degrees 14 minutes east 717.6 feet to the southerly margin of Overton Lea Road; thence with the same, northwestwardly 321.14 feet to the beginning, containing 8.303 acres, more or less.

Being the same property conveyed to H. Ray Ragsdale and wife, Penny J. Ragsdale, by deed from William H. Olson and wife, Shirley G. Olson, as of record in Book 4928, page 735.

This conveyance is made subject to restrictions of recordin Book 1081, page 643 and Book 2097, page 20.

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 for 1976 taxes which have been prorated and assumed by Grantees.

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 June, 1976.

H. Ray Ragsdale

Penny J. Ragsdale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5038 PAGE 667

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. Ray Ragsdale and wife, Penny J. 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 June, 19 76.

My commission expires: 7/27/77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$157,500.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 76

MY COMMISSION EXPIRES 7/27/77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

H. RAY RAGSDALE AND WIFE

TO

D 55295

IDENTIF. REFERENCE

JUN 24 2 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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