BOOK 5053 PAGE 559

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael H. Ragan, Et Ux	John W. Murphree Company	Field Book #5DU-42530
(NAME)	(NAME)	
440 Cedarvalley Drive	1283 Murfreesboro Road	Parcel #162-13-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100----------
----------($10.00)---------- DOLLARS

BRENT VALLEY BUILDERS, Incorporated

AUG-3? CONV 36,700.00
AUG-3? S TAX B* 95.42
AUG-3? PB FEE B* .50
AUG-3? W DEED B* 4.00 * 99.92

have bargained and sold, and by these presents do transfer and convey unto the said Michael H. Ragan and wife, Janice F. Ragan,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 11 on the revised Plat of Cedarwood Estates, Section I of record in Plat Book 4675, Page 62, Register's Office for said County, described as follows:

Said Lot 11 fronts 90.00 feet on the northerly margin of Cedarvalley Drive and extends back 243.12 feet on the easterly line, and 263.69 feet on the westerly line, which is a broken line, to a line on the rear on which it measures 43.60 feet.

Being the same property conveyed to Brent Valley Builders, Inc. by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4947 Page 603, said Register's Office.

This conveyance is subject to restrictions of record in Book 4753, Page 683, said Register's Office.

This conveyance is further subject to TVA easement of record in Book 2439, Page 564, and Sewer Easement of record in Book 4545, Page 203, said Register's Office.

unimproved ( )
This is improved (X) property, known as 440 Cedarvalley Drive
(House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 30th day of July, 19 76.

BRENT VALLEY BUILDERS, INC.
By: Jim L. Hall
Jim L. Hall, President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Betty N. Todd, a Notary Public of the State and County aforesaid, personally appeared Jim L. Hall with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and _____ of the Brent Valley Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jim L. Hall as such President and ~~attesting the same by the said~~ as such

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of July, 1976.

Betty N. Todd Notary Public

Commission expires November 10, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael H. Ragan

Michael H. Ragan

Sworn to and subscribed before me this 30th day of July, 1976.

My commission expires November 10, 1979 Notary Public Betty N. Todd

This instrument was prepared by:
John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tennessee 37217
Name Address

WARRANTY DEED

FROM Brent Valley Builders, Inc

TO Michael H. Ragan and wife, Janice F. Ragan

IDENTIF. REFERENCE

FELIX Z. ... REGISTER DAVIDSON COUNTY, TENN.
AUG 3 1 38 PM '76

D 6 1 5 7 2

Please return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219