BOOK 5059 PAGE 593

THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Milsap, et ux (NAME:)	Same (NAME:)	132-10-43
806 N. Curtiswood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	OH-6210
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) * * * * * * * * * * * * * * *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

H. RAY RAGSDALE AND WIFE, PENNY J. RAGSDALE,

have bargained and sold, and by these presents do transfer and convey unto the said RONALD L. MILSAP AND WIFE, FRANCES J. MILSAP, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

Being Lots Nos. 21 and 22 on the Map of Glen Leven Property of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, described together as follows:

BEGINNING at a point on the westerly margin of Nashville-Franklin Interurban Railway right of way, being west of the Franklin Pike and 1319-6/12 feet southerly from A. M. Hagan's southeast corner and being the corner of Lots 20 and 21 on said Plan; thence with the westerly margin of said right of way, South 7° 35' East, 692-6/12 feet to an iron pin in the original west line of the Franklin Pike or Road; thence South 2° 45' West 371 feet to a point in the center of Curtiswood Road (Glen Leven Road); thence with the centerline of Curtiswood Road in a northwesterly direction 999-6/12 feet to the corner of Lot No. 16 on said Plan; thence North 46° 30' East 370 feet to the corner of Lots 16, 20 and 21 on said Plan; thence North 82° 30' East 262 feet to the beginning, containing 6-9/10 acres, more or less.

TRACT NO. 2:

BEING a certain lot or parcel of land formerly occupied and used by the Nashville-Franklin Railway Company, as a right of way line immediately East and along the East margin of Lots 21 and 22 and between said lots and the Franklin Pike, described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Subscribed and sworn to before me, this the 20th day of August 1976

My commission expires: 7-27-77 (Affix Seal)

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

BEGINNING at a point on the west margin of the right of way, being west of Franklin Road and 1319-6/12 feet south of A. M. Hagan's southeast corner; running thence South 7°35' East 692-6/12 feet to a point; thence easterly at right angles 30 feet; thence northerly parallel and 30 feet easterly from the west margin or line of said right of way 692-6/12 feet; thence at right angles westerly, 30 feet to the beginning containing .47 acre, more or less.

BEING the same property conveyed to H. Ray Ragsdale and wife, Penny J. Ragsdale, by deed from Joe R. Gamble and wife, Patricia M. Gamble, of record in Book 4713, page 243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, restrictions, and setback lines of record, if any.

This is improved ~~XX~~ / unimproved ( ) property, known as 806 N. Curtiswood Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald L. Milsap and wife, Frances J. Milsap, their *heirs and assigns, forever.*

And we *do covenant with the said* Ronald L. Milsap and wife, Frances J. Milsap *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.*, except for 1976 taxes, a lien not yet due and payable.

And we, H. Ray Ragsdale and wife, Penny J. Ragsdale, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald L. Milsap and wife, Frances J. Milsap, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* August, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. RAY RAGSDALE

PENNY J. RAGSDALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DAVID B. HERBERT, a Notary Public in and for said County and State, the within named H. RAY RAGSDALE AND WIFE, PENNY J. RAGSDALE,

the bargainor, 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 20th day of AUGUST, 19 76.

David B. Herbert, Notary Public.

Commission Expires 7-22-77

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
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.....

....., Notary Public.

Commission Expires.....

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

DBH:jpr

FROM

H. RAY RAGSDALE AND WIFE,

PENNY J. RAGSDALE

TO

RONALD L. MILSAP AND WIFE,

FRANCES J. MILSAP

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IDENTIF. REFERENCE

AUG 20 2 34 PM '76

FEL-X [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 20 76	CONV	*	$ 300,000.00		
AUG 20 76	S'TAX		B*	780.00	
AUG 20 76	PR'FEE		B*	.50	
AUG 20 76	W'DEED		B*	8.00	* 788.50

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