Prepared by Dobson & Johnson Inc
311 Plus Park Blvd 37217

Mail TO
DOBSON & JOHNSON, INC
311 PLUS PARK BLVD
NASHVILLE, TN. 37217

WARRANTY DEED

(CORPORATE FORM)

BOOK 5117 PAGE 316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Ray Ragsdale (NAME)	Same (NAME)	92-16
807 17th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	38
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of Thirty-Two Thousand ($32,000.00) & no/00---

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

and other good and valuable consideration paid by H. Ray Ragsdale

We, Aberbach Enterprises, Limited, a New York Corporation (formerly Hill & Range Songs, Inc.) *has bargained and sold, and does hereby transfer and convey unto the said* H. Ray Ragsdale his *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot No. 83, on O. B. Hayes' First Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville. Said Lot No. 83, fronts 50 feet on the westerly side of Music Square West, formerly 17th Avenue South, formerly Addison Street, and runs back between parallel lines 151 feet, more or less, to an alley. Being the same property conveyed to Hill and Range Songs, Inc. by deed from Alamo Music, Inc., of record in Book 4268, page 300, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 18th day of Feb. 19 77

Affiant

My commission expires: 1-30-79 (Affix Seal)

Notary Public

IRENE FRIEDMANN NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 807 17th Avenue, South (House Number) (Street) Nashville, TN 37203 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 H. Ray Ragsdale his *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said H. Ray Ragsdale *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 9th *day of* February, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ABERBACH ENTERPRISES, LIMITED
By: Joachim Jean Aberbach
Title: Vice Pres

BOOK 5117 PAGE 317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* Joachim Jean Aberbach, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* ..... *of the* Aberbach Enterprises, Limited, *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* .....

Witness my hand and seal, at office in ....., *this* 9 *day of* February, *19* 77

..... *Notary Public*

Commission expires March 30, 1978

SHIRLEY MINSKY NOTARY PUBLIC STATE OF NEW YORK

Notary [illegible] York
Qualified [illegible] County
Cert. filed with [illegible]
Term expires [illegible] 78

FEB22 77	CONV	32,000.00				
FEB22 77	S'TAX		B*	83.20		
FEB22 77	PA'FEE		B*	.50		
FEB22 77	W'DEED		B*	4.00	*	87.70

D 90390

IDENTIF. REFERENCE

FEB 22 3 17 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Aberbach Enterprises, Limited

TO

H. Ray Ragsdale

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE