Prepared by:
James I. Vance Berry
Boult, Cummings, Conners & Berry
First American Center
Nashville, TN 37238

BOOK 5123 PAGE 656

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Ray Ragsdale	Same	Map 104-4
(NAME)	(NAME)	Parcel 69
1708 Grand Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB 10W-2330
Nashville Tn. 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)---------- *Dollars,*

cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, AHAB PRODUCTIONS, INC., hereinafter called the Grantor,

has this day bargained and sold, and do hereby transfer and convey unto the said Grantee, HAROLD RAY RAGSDALE, his ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING the easterly 50 feet of the westerly 100 feet of Lots Nos. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O. B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, page 69, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

BEING the same property conveyed to Ahab Productions, Inc., by deed from Harold Ray Ragsdale and wife, Penny Jackson Ragsdale, of record in Book 4596, page 670, Register's Office for Davidson County, Tennessee

SUBJECT to 1977 taxes, which have been prorated and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 218,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March 19 77

Notary Public

My commission expires: February 25, 1979 (Affix Seal)

This is improved (X) property, known as 1708 Grand Avenue, Nashville, Tennessee 37212 (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 Grantee, his ~~successors~~, *heirs and assigns forever.* Grantor *covenant* 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 *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

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

AHAB PRODUCTIONS, INC.

By President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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 .....Tennessee. this .....day of....., 19.....

.....Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Dorothy Ann Hardiman, a Notary Public of the State and County aforesaid, personally appeared Harold Ragsdale, a/k/a Ray Stevens, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Ahab Productions, 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 himself as President

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of March, 19 77

Dorothy Ann Hardiman Notary Public

Commission expires Feb. 25, 1979

NOTARY PUBLIC · DOROTHY ANN HARDIMAN · DAVIDSON COUNTY, TENN.

MAR 11 77 CONV * $ 218.000.00
MAR 11 77 S TAX B* 566.80
MAR 11 77 PR FEE B* .50
MAR 11 77 W DEED B* 4.00 * 571.30

File Box 7

WARRANTY DEED

FROM
AHAB PRODUCTIONS, INC.
TO
HAROLD RAY RAGSDALE

D 93306

IDENTIF. REFERENCE

MAR 11 4 06 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238