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

BOOK 5130 PAGE 364

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. David Kent	Same	Map 104-4
(NAME)	(NAME)	
1708 Grand Avenue		Parcel 69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		FB 10W-2330
(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,

I, HAROLD RAY RAGSDALE, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, DAVID KENT,

his ~~XXXXX~~ (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 Harold Ray Ragsdale by deed from Ahab Productions, Inc., of record in Book _____, page _____, 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 $18,000.00

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

Affiant

My commission expires: February 25 1979 (Affix Seal)

Notary Public

This is improved (X) unimproved 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 ~~XXXXXX~~ (successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~XXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.* Penny Jackson Ragsdale executes this instrument for the purpose of conveying any marital interest she may have in the above property.

Witness our *hand* s *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.*

HAROLD RAY RAGSDALE

PENNY JACKSON RAGSDALE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy Lee Hudman, a Notary Public in and for said County and State, Harold Ray Ragsdale and wife, Penny Jackson Ragsdale,

the within named 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 9th day of March, 1977

Commission expires Feb. 25, 1979 Dorothy Lee Hudman Notary Public

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.....

APR-1 77 CONV * $ 218.000.00
APR-1 77 S'TAX B* 566.80
APR-1 77 PR'FEE B* .50
APR-1 77 W'DEED B* 4.00 * 571.30

Mail to:
Janice Clinkenbeard
313 3rd Ave. N.
Nashville 37201

WARRANTY DEED

FROM
HAROLD RAY RAGSDALE
TO
DAVID KENT

D 96644

CROSS REFERENCE

APR 1 2 36 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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