WARRANTY DEED

BOOK 5265 PAGE 456

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55000 —

Betty M Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Mar. 1978

Nellie T. Staley
Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar F. Ragsdale (NAME)	The Kissel Company (NAME)	85 14
110 Guill Court (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	9
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3D 65400

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. GARY ALLEN and wife, TERYL P. ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDGAR F. RAGSDALE and wife, BETTY M. RAGSDALE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1 on the Plan of Guill Heights Subdivision, of record in Book 2854, page 10, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts on the southerly margin of Guill Court 75 feet to a steel pin, thence around a curve 39.26 feet, and runs back 173.6 feet on the west side line, and 199.4 feet on the east side line, and measures 100 feet across the rear lot line.

Being the same property conveyed to J. Gary Allen by deed from Mary Eunice Overall, dated September 11, 1972, and recorded in Book 4638, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2204, page 503, said Register's Office.

An easement for sanitary sewers and storm drainage as of record in Book 5223, page 467, said Register's Office.

This is unimproved ( ) improved (X) property, known as 110 Guill Court, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 23rd day of March, 1978

J. Gary Allen

Teryl P. Allen

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Gary Allen and wife, Teryl P. Allen

the 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, TN. this 3rd day of March, 1978

Commission Expires 11-12-80

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } { as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

E 56190

IDENTIF. REFERENCE

MAR 27 9 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 78	CONV	55,000.00			
MAR 27 78	S'TAX		B*	143.00	
MAR 27 78	PR'FEE		B*	.50	
MAR 27 78	W'DEED		B*	4.00	* 147.50

MAIL TO:
W. G. TRADER
P. O. BOX 2257
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
J. Gary Allen et ux

TO
Edgar F. Ragsdale et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York