This Instrument Prepared By: Homer R. Ayers, Attorney
100 Long Hollow Pike, Goodlettsville, TN 37072

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Rager, ET UX	SAME	82mp/6
(NAME:)	(NAME)	Pcl. 90 & 62 To
2525 Bakers Rd	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		BOOK 6289 PAGE 32
Goodlettsville, TN 37072		
(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 by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 9 2 59 PM '84
IDENTIF. REFERENCE
12.1.15.7

The BANK OF GOODLETTSVILLE, a Tennessee Banking corporation, Grantor

have bargained and sold, and by these presents do transfer and convey unto the said GLEN RAGER and wife, ALICE RAGER, Grantees, their

heirs and assigns, a certain tract or parcel of land in Davidson *County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Ray G. Cole, Surveyor, No. 924, dated March 24, 1984, as follows:

BEGINNING at a point in the center of a private road known as Buck Branch Road in the line of the Glen Rager property (Map 6-B, Parcel 90); thence continuing with the center of said private road North 45° 40' 54" East 406.44 feet to a point; thence North 48° 20' 56" East 204.24 feet to a point; thence North 73° 01' 17" East 85.45 feet to a point; thence South 51° 37' 44" East, passing an iron pin set in the road and leaving said road 1,154.89 feet to an iron pin set at the top of a ridge, in the line of the William E. Lee property (Map 6-B, Parcel 62); thence with the line of Lee South 2° 09' 37" West 575.16 feet to an iron pin set in a fence line by a post with hack marks; thence with the line of Glen Rager North 59° 07' 56" West 1,605.80 feet to the point of beginning containing 18.73 acres, more or less.

Being a part of the same property conveyed to the Bank of Goodlettsville by deed from Sam J. McAllester, III, Substitute Trustee of record in Book 5976, page 602, Register's Office for Davidson County, Tennessee.

The Grantor and Grantee dedicate and reserve for the use and benefit of the Grantee, all other property owners adjoining Buck Branch Road and the general public a non-exclusive perpetual easement for ingress and egress across the front portion or northwesterly portion of the tract hereinabove described to

CONTINUED ON REVERSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,400.00

Subscribed and sworn to before me, this the 7th day of May, 19 84

Affiant

My commission expires: 4-19-88

(Affix Seal)

Notary Public

05/09 20.24 CHECK

5381

DESCRIPTION CONTINUED

extend 25' in width from the northwesterly lines of said property to accomodate a 50' private road easement known as Buck Branch Road.

The Grantor and Grantee further dedicate a utility easement 30' in width extending 30' in width from the southeasterly margin of Buck Branch Road for the installation, service and maintenance of utility lines and utilities serving the above described tract and for the use and benefit of all land owners adjoining Buck Branch Road.

This conveyance is made subject to the terms, provisions and conditions set forth in an Agreement to maintain Buck Branch Road, which Agreement is of record in Book 5228, page 831, Register's Office for Davidson County, Tennessee and subject to an easement agreement for maintenance of water line of record in Book 5283, page 276, Register's Office for Davidson County, Tennessee, to which Agreements reference are hereby made for more complete description of the terms, provisions and conditions contained therein.

This is unimproved (XX) improved ( ) property, known as Buck Branch Road (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 Grantees, their *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except 1984 State and County taxes, prorated and assumed by Grantees, and that which appears of record.

And the Grantor does *do further covenant and bind* itself, it's successors ~~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.*

Witness it's *hand this* 7th *day of* May, *19* 84., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BANK OF GOODLETTSVILLE

By: Judy P. Adkins

Judy P. Adkins, Vice-President

Alma Rayon

Alma Rayon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Judy P. Adkins, *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* ~~Vice-President~~ *of the* Bank of Goodlettsville, *the within named bargainor, a corporation, and that* she *as such* Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Vice-President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, *this* 7th *day of* May, *19* 84

Deanne M. Cathey
Notary Public

Commission Expires 1-15-88

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6289 PAGE 35

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4405.00- CAPT.
11.44 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 20.94-
5361 ADS/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12:15:7

IDENTIF. REFERENCE:

MAY 9 2 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 34936