Prepared by: WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Avenue
Suite 100
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JESSE R. MAGGART, et ux	SAME	Map 018-16
(NAME:)	(NAME:)	
500 W. Angela Circle		Par 117 & 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	GO-13896
Goodlettsville, TN 37072		GO-13901
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6429 PAGE 993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MILDRED W. RAGAN, a widow, and MARSHALL H. RAGAN, have this day bargained and sold, and by these presents do transfer and convey unto JESSE R. MAGGART, et ux, JOANN MAGGART, certain real property in Davidson County, Tennessee, as follows, to-wit:

TRACT I:
A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 1 of Brick Church Terrace, as of record in Book 6200, Page 135, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin set on the east line of a tract conveyed to William B. Carter, by deed of record in Book 4651, Page 364, R.O.D.C., Tennessee, and on the south right-of-way line of Old Brick Church Pike and proceeding as follows:

1. With the South right-of-way line of Old Brick Church Pike, 25 feet from the center line, S 83° 44' 58" E 90.90 feet to an iron pin at the northwest corner of Lot No. 2; thence,
2. With the common line of Lot No. 1 and 2, S 14° 30' E 197.47 feet to an iron pin in the north line of a tract conveyed to Mamie Brinkley by deed of record in Book 2249, Page 581, R.O.D.C., Tennessee; thence,
3. With said line N 85° 07' 01" W 90.11 feet to an iron pin in the east line of Carter; thence,
4. With Carter's line N 14° 30' 00" W 199.77 feet to the point of beginning and containing 16,883 square feet or 0.39 of an acre.

TRACT II:
A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 2 of Brick Church Terrace, as of record in Book 6200, Page 135, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin set on the westerly right-of-way line of Cafe Road, 25 feet from the center line, on the northerly line of a tract conveyed to Mamie Brinkley, by deed of record in Book 2249, Page 581, R.O.D.C., Tennessee, and proceeding as follows:

3563 11/20 48.50 CHECK

1. With Brinkley's line N 85° 07' 01" W 125.87 feet to an iron pin at the southeast corner of Lot No. 1; thence,

2. With the common line of Lot No. 1 and 2, N 14° 30' W 197.47 feet to an iron pin on the south right-of-way line of Old Brick Church Pike, 25 feet from the center line; thence,

3. With the south right-of-way line of Old Brick Church Pike, which later becomes the west right-of-way line of Cafe Road, S 83° 44' 58" E 68.68 feet to an iron pin; thence,

4. With a 57.99-foot radius curve to the right 67.11 feet, said curve has a chord bearing and distance of S 50° 35' 52" E 63.435 feet; thence,

5. S 17° 26' 40" E 87.91 feet to an iron pin; thence,

6. With a 182.77-foot radius curve to the left 45.52 feet, said curve has a chord bearing and distance of S 24° 34' 46" E 45.40 feet; thence,

7. With a 104.47-foot radius curve to the right 31.63 feet, said curve has a chord bearing and distance of S 23° 02' 28" E 31.51 feet to the point of beginning and containing 20,605 square feet or 0.47 of an acre.

BEING part of the same property conveyed to Mildred W. Ragan, by deed of record in Book 1077, Page 499, and being part of the same property conveyed to Marshall H. Ragan, by deed of record in Book 6284, Page 534, Register's Office for Davidson County, Tennessee.

FRANCES RAGAN, wife of the said Marshall H. Ragan, joins in this conveyance for the express purpose of conveying any marital right she may have in said property now or in the future.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said JESSE R. MAGGART, et ux, JOANN MAGGART, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said JESSE R. MAGGART, et ux, JOANN MAGGART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this the 16th day of November, 1984.

Mildred W. Ragan
MILDRED W. RAGAN

Marshall H. Ragan
MARSHALL H. RAGAN

Frances Ragan
FRANCES RAGAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, MILDRED W. RAGAN, a widow, and MARSHALL H. RAGAN, et ux, FRANCES RAGAN, 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 the 16th day of November, 1984.

Kathryn J. Byers
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00 .

x Jesse R Maggart
Affiant

SWORN to and subscribed before me this 16th day of November, 1984.

Kathryn J. Byers
Notary Public

My Commission Expires: 10-20-85

FILED
DAVIDSON COUNTY, TN
REGISTER
NOV 20 9 55 AM '84
IDENTIF. REFERENCE

MAIL CHK
1-6 4 7.2 6

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

15000.00- CAMT.
39.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 48.50-
8583A11/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 7 2 6

T
IDENTIF. REFERENCE

Nov 20 9 55 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0086582