FILE BOX 3

BOOK 7743 PAGE 386

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward T. Briney, Jr. (NAME)	Old Hickory Employees Credit Union (NAME)	MAP 52-11
1113 Berwick Trail (ADDRESS)	1000 Industrial Blvd. (ADDRESS)	PARCEL 34
Madison, TN 37115 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	11D-81170

FOR AND 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, Joe A. Ragsdale and wife, Dortha M. Ragsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward T. Briney, Jr. and wife, Bonny M. Briney

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.

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Marlin Meadows, Section 3, as of record in Book 2133, page 26, said Register's Office.

Said Lot No. 16 fronts 143.3 feet on the northerly margin of Berwick Trail and runs back 287.4 feet on the westerly line and 142.6 feet on the easterly line, to a line in the rear, which is a broken line, measuring a total of 359.7 feet thereon.

Being the same property conveyed to Joe A. Ragsdale and wife, Dortha M. Ragsdale by deed from Thomas M. Black, Trustee, of record in Trustee's Deed Book 7330, page 790, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2045, Page 377, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Joe A. Ragsdale and wife, Dortha M. Ragsdale for Old Hickory Employee's Credit Union, dated December 5, 1986, and filed for record December 16, 1986, with an approximate present unpaid balance of $82,980.67, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 1113 Berwick Trail, Madison, TN 37115
(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 30th day of December, 19 88

Joe A. Ragsdale

Joe A. Ragsdale

Dortha M. Ragsdale

Dortha M. Ragsdale

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 Joe A. Ragsdale and wife, Dortha M. Ragsdale

the bargainor__S__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1988.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who his oath / himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

9.87.25.

IDENTIFICATION REFERENCE

JAN 4 8 15 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3036 01/04 0101 03CHECK 295.91

WARRANTY DEED

FROM

Joe A. Ragsdale and wife, Dortha M. Ragsdale

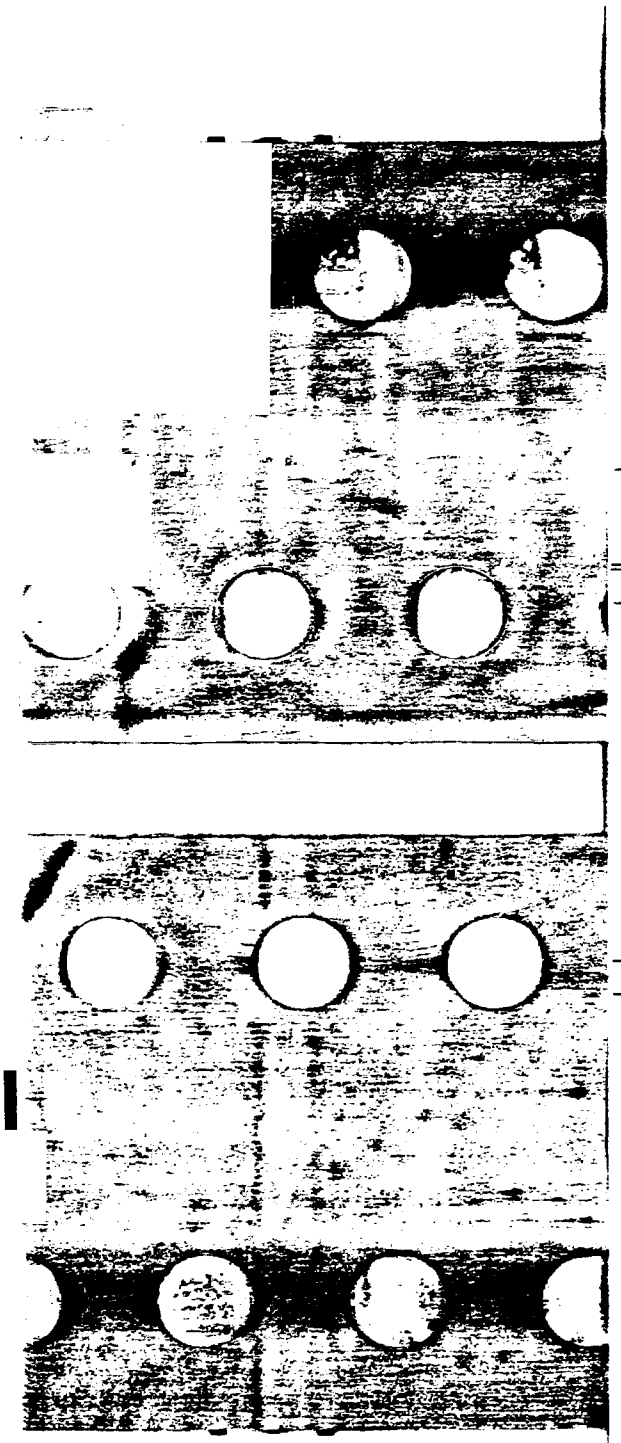
TO

Edward T. Briney, Jr. and wife, Bonny M. Briney

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

CAMT 87700.00
CON TX 289.41
PRFEE 0.50
WDEED 6.00
TOTAL 295.91
CHECK 295.91

01/04/89 01 08:16 0001 3036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98725

IDENTIFI REFERENCE

JAN 4 8 15 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169732