This Instrument prepared Without Title Search,
From Information Provided by the Parties, By:
CAROL DOWNTON, ATTORNEY AT LAW
4205 Gallatin Road
Nashville, Tennessee 37206

**ADDRESS NEW OWNER:**
LINDA D. RAGLAND
320 Neely's Bend Road
Madison, Tennessee 37115

**SEND TAX BILLS:**
THE KISSELL CO.
30 Warder Street
Springfield, OH
45501

MAP: 51-1 265
PARCEL: 11D-71965

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the satisfaction of the terms of a divorce settlement between Grantor and Grantee, and for no monetary consideration, but for other good and acknowledged, I, J.B. Ragland, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Linda D. Ragland, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southern 160 feet of the northern 170 feet of Lot No. 21 on the Plan of Resubdivision of Power and Roth's Subdivision, Block "B", at Madison, as of record in Book 843, Page 75, Register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the southerly side of Neely's Bend Road, as widened and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Genevieve DuPre Kotecki by deed from Susan Lynn Bush, unmarried, or record in book 4992, Page 106, Register's Office for Davidson County, Tennessee.

Leonard S. Kotecki, husband of Genevieve Dupre Kotecki, join in this conveyance for the purpose of conveying all his marital rights, title and interest in and to said property.

Being the same property conveyed to J.B. Ragland from Genevieve Dupre Kotecki and husband, Leonard S. Kotecki recorded in Book 6017, Page 585 Register's Office of Davidson County, Tennessee.

Subject to all restrictions and easements of record.

As part of the conveyance to J.B. Ragland from Genevieve Dupre Kotecki and husband, Leonard Kotecki the consideration was the assumption of one certain trust deed dated 4-22-74 and filed for record 4-22-74, in the office of the Register of Deeds Office for Davidson County, Tennessee, in book 4810, page 256, and note of even date thereby secured, in the original principal amount of $15,900.00 payable to Collateral Investment Co., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee, J.B. Ragland further hereby assumed the obligation of Clyde W. Bush, and wife, under the terms of the instruments creating the loan to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

52819
IDENTIFICATION REFERENCE

93 AUG 17 AM 11:16
DAVIDSON COUNTY, TENNESSEE

MAIL ENV.

0605 08/17 0101 03CHECK
8.00

This is improved property located at 320 Neely's Bend Road, Madison, Tennessee 37115.

Witness my hand this the 11 day of Aug., 1993.

J. B. Ragland
J.B. RAGLAND

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned Notary Public and for said County and State, the within named **J.B. RAGLAND**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office on this the 11th day of August, 1993.

Deborah Harper
NOTARY PUBLIC
My Commission Expires: 4-22-95

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual value or consideration, whichever is greater, for this transfer is NONE.

Linda D. Ragland
AFFIANT

Subscribed and sworn to before me this the 11th day of August, 1993.

Deborah Harper
NOTARY PUBLIC
My Commission Expires: 4-22-95