THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PAR. |
|---|---|---|
| William Houston Ragan, Jr., et ux<br>7975 Old Springfield Hwy.<br>Goodlettsville, TN 37072 | Same | Map 12<br>Parcel 166<br>Field Book 10-D 51874 |

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between **WILLIAM HOUSTON RAGAN, JR.** hereinafter referred to as the "GRANTOR", and **WILLIAM HOUSTON RAGAN, JR.** and wife, **VICTORIA W. RAGAN,** hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **WILLIAM HOUSTON RAGAN, JR.**, the GRANTOR, has this day bargained, sold and quitclaimed unto **WILLIAM HOUSTON RAGAN, JR.** and wife, **VICTORIA W. RAGAN**, the GRANTEES, their heirs and assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 3 on the Plan of Bakers Fork Estates of record in Plat Book 6900, page 761, R.O.D.C., Tennessee, more particularly described as follows:

BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot Number 2 on this lot; thence, with said westerly margin South 34 deg. 11' 58" East, 18.05 feet to an existing concrete monument; thence, South 45 degrees 49' 00" East, 76.79 feet to an existing concrete monument; thence, South 45 deg. 50' 32" East 55.00 feet to an existing iron pin; thence, leaving said westerly margin South 61 deg. 18' 31" West, 680.00 feet to an existing concrete monument; thence, North 78 deg. 01' 30" West, 130.00 feet to an existing concrete monument; thence, North 05 deg. 51' 38" West 60.00 feet to an existing iron pin; thence, North 60 deg. 59' 48" East 714.77 feet to the point of beginning, containing 2.36 acres, more or less.

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 through 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, said Register's Office, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8/3/88, as follows:

BEGINNING at an existing concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, R.O.D.C., Tennessee, and Lot No. 1; thence, leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 deg. 29' 29" West, 120 feet to a point; thence, North

14 deg. 30' 31" East, 20.00 feet to a point; thence, North 75 deg. 29' 29" East 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence, with said westerly margin South 34 deg. 11' 58" East 21.24 feet to the point of beginning, containing 2328 square feet, more or less.

BEING the same property conveyed to William Houston Ragan, Jr. by deed from Mitchell W. Bowers and Teresa C. Bowers, unmarried, of record in Book 8865, page 661, Register's Office for Davidson County, Tennessee.

The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

The mailing address for the said property is: 7975 Old Springfield Hwy., Goodlettsville, TN, 37072.

This conveyance is made for the purpose of vesting title to the real property hereinabove described in William Houston Ragan, Jr. and wife, Victoria W. Ragan, as tenants by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 18th day of November, 1994.

William Houston Ragan Jr.
WILLIAM HOUSTON RAGAN, JR.

Victoria W. Ragan
VICTORIA W. RAGAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM HOUSTON RAGAN, JR.** and **VICTORIA W. RAGAN**, 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 this the 18th day of November, 1994.

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON CO. TN

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: 7/26/97

BK. 9526 PG. 413

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Victoria W. Ragan
AFFIANT

Sworn to and subscribed before me this the 18th day of November, 1994.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN.

My Commission Expires: 7/26/97

10905

IDENTIF. & REFERENCE

94 NOV 22 AM 9:39

REGISTER
DAVIDSON COUNTY, TN.

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