BOOK 10736 PG 471

201

This Instrument Prepared By:
H. Michael Bennett
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219-0676

FROM:

Shirley Davis

TO:

Ronald Ragan
5756 Eaton's Creek Road
Joelton, TN 37080

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Ronald Ragan 5756 Eaton's Creek Rd. Joelton, TN 37080	SAME	Map 29 Parcel 149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

H. Michael Bennett
Affiant

SWORN TO AND SUBSCRIBED before me this 22nd day of November, 1997

Kelly R. Mangrum
Notary Public

My Commission Expires: 11/27/99

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $1.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part, Shirley Davis, a single person, quitclaims unto the Party of the Second Part, Ronald Ragan, a/k/a Ronald Ragan, a single person, all her right, title and interest in and to the following described real estate situated in the County of Davidson and State of Tennessee, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, September 30, 1964, as follows:

BEGINNING at a point in the center of Eaton's Creek Road at the northwest corner of the property conveyed to Frank B. O'Barr and wife by deed from Agnes A. Ragan and husband, of record in Book 3807, page 583, Register's Office for said County; thence with said O'Barr's northern boundary line, south 86° east 308.9 feet to said O'Barr's northeast corner; thence with said O'Barr's eastern boundary line south 5° est 264 feet to a pin in Schnupp's northern boundary line; thence with said Schnupp's northern boundary line, south 89° east 742 feet; thence north 3° 30' east 462 feet; thence north 37° west 229 feet to a post; thence north 3° east 502 feet; thence north 87° west 627 feet to a point in the center of said road; thence with same, southwestwardly 742 feet to the beginning, containing 18.28 acres, more or less.

Included in the aforementioned description but excluded for the purpose of this transaction is the property conveyed to Robert L. Jarrett and wife, Callie Elizabeth Jarrett, of record in Book 3949, page 187, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Eaton's Creek Road at the northwest corner of the property conveyed to Frank B. O'Barr and wife, by deed from Agnes A. Ragan and husband, of record in book 3807, page 583, Register's Office for said County; thence with said O'Barr's northern boundary line, south 86° east 308.9 feet to said O'Barr's northeast corner; thence with said O'Barr's eastern boundary line, south 5° east 264 feet to a pin in Schnupp's northern boundary line; thence with said Schnupp's northern boundary line; thence with said Schnupp's northern boundary line, south 89° east 742 feet; thence north 3° 30" east 462 feet; thence north 37° west 229 feet to a post; thence north 3° east 202 feet; thence westerly 742 feet more or less to a point in the center of said Road, 300 feet southerly from the northwest corner of the tract conveyed to grantors by Frances Aita Green, et vir; thence with same, southwesterly 442 feet to the beginning, containing 14.04 acres, more or less.

Being part of the property devised to Agnes Aita Ragan and Frances Aita Green by Will of Gus Aita, deceased, of record in Will Book 79, page 530, Probate Court for Davidson County, Tennessee. The said Frances Aita Green and husband subsequently conveyed their one-half undivided interest to Agnes Aita Ragan and husband, Horace L. Ragan, by deed of record in Book 3826, page 704, Register's Office for Davidson County, Tennessee. Horace L. Ragan predeceased Agnes Aita Ragan who died testate leaving the property herein to Ronald Ragan and Shirley Davis by Will of record in Will Book 216, page 767, Probate Court for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our signatures, the day and date first above written.

Shirley Davis

SHIRLEY DAVIS

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 Shirley Davis, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that se executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this 22nd day of December, 199__

Notary Public

My Commission Expires: 11/27/99

0384240
IDENTIFICATION REFERENCE

97 DEC 29 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

12/29 0101 03CHECK 124.00

c\office\hmb\ragan qc

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
TOTAL	124.00
CHECK	124.00

12/29/97 01 15:12 0001 5629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384240
IDENTIF. & REFERENCE

97 DEC 29 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1236337