Mail BOOK 10757 PG 442

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Cheryl Harris, Trustee Suite 202 1025 16th Avenue S. Nashville, TN 37212	Same as New Owner	Map 24 Parcel 77 Field Book 10D 30150

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF NELLIE ALLEN RAGAN, deceased and, BILLY L. RAGAN, single, MARY DEADERICK, single, JAMES E. RAGAN, joined by his wife, BETTY RAGAN, and ROBERT L. RAGAN, single, heirs at law of Nellie Allen Ragan, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHERYL HARRIS, Trustee, hereinafter referred to as the "GRANTEE", her successors in trust or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

TRACT ONE: BEGINNING at a stone, Fryer's corner in Jenkins' line; thence with his line South 80 poles to a stake near a beech, Jenkins' and Drake's corner; thence East 62-1/2 poles to a stake at the Cross fence; thence North 10 deg. West 81 poles to a stone near a beech corner to a tract of 19 acres sold by Peay to Jenkins; thence West 48-1/2 poles to the beginning, containing 27-3/4 acres.

TRACT TWO: BEGINNING at a stake, McCasland's and Drake's corner; running North 10 deg. West 81 poles to a stone near a beech in James Peay's line; thence East 51-1/2 poles to a stone with three beech pointers; thence South 80 poles to a stone with dogwood and elm pointers, thence West 37-1/2 poles to the beginning, containing 22-1/4 acres, more or less.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIPTION is the following tract of land which has been conveyed to Harvey Harris and wife, Nora Harris:

BEGINNING at McCasland's southeast corner of his 22-1/4 acre tract, being Jesse Peay's southwest corner and thence North 86 deg. West 565 feet to a stake in McCasland's south line and east of Dry Creek Road; thence North 26-1/2 deg. East 260 feet to a stake; thence South 89-1/2 deg. East 61-1/2 feet to a post; thence South 43 deg. East 284-1/2 feet to a post; and thence South 86-1/4 deg. East 197 feet to a stake in the Jesse Peay Line; thence South 3-1/2 deg. East 50 feet to the point of beginning, containing 1.53 acres.

Likewise included but excluded from the above description is the following described tract of land containing 2.12 acres, conveyed to Nora Harris, et al, by deed of record in Book 1786, page 459, Register's Office for said County.

BEGINNING at a point in the center line of Dry Creek Road, at the southwest corner of a tract of 1.55 acres conveyed to Harvey Harris and wife, by deed of record in Book 1316, page 668, Register's Office for said County; thence along the center line of said road, North 9 deg. West 282 feet to a point; thence South 81 deg. East 635 feet to a triple hackberry in a fence line; thence along said fence, South 4

deg. 30' West 168 feet to the northeast corner of said Harvey Harris tract above mentioned, thence with his line and partly along a fence, North 86 deg. 15' West 197 feet to a post, North 45 deg. West 284.5 feet, North 89 deg. 15' West 61.3 feet to a stake, and South 26 deg. 30' West 260 feet to the beginning containing 2.21 acres, more or less.

Also included but excluded from the above described property is a tract conveyed to Tim Nenon and wife, Henrietta Nenon, by deed from E.C. Cavanah and wife, of record in Book 2642, page 537, said Register's Office, described from a survey of Hickerson-Miller, Engineers, dated March 14, 1957, as follows:

BEGINNING in the center line of Dry Creek Road at a railroad spike at the northwest corner of the 2.12 acre tract conveyed to Nora Harris by deed from E.C. Cavanah and wife, of record in Book 1786, page 459, Register's Office for said County; thence along the center of said Road, as follows: North 7 deg. 15' West 318 feet to the beginning of a curve; thence around said curve in a northwest direction 546 feet to a point; thence South 83 deg. 15' West 498 feet to a point in the east line of the Redding property; thence leaving said road and along a fence line, North 2 deg. 15' East 530 feet to a fence corner of the Old Waters Place, continuing with the fence along the south line of Old Water's Place, South 86 deg. 45' East 1650 feet to the fence corner in the west line of Histe Property; thence along the west line of said property and along a fence, South 5 deg. 30' West 1100 feet to a triple hackberry in a fence line being the northeast corner of the Nora Harris Tract; thence along her north line, North 80 deg. 31' West 635 feet to the beginning, containing 27.2 acres, more or less.

Further included but excluded from the above description is the following described tract of land containing 3 acres, more or less, conveyed to E. H. Deaderick and wife, Mary E. Deaderick, by deed of record in Book 4047, page 846, Register's Office for said County.

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, July 23, 1966, as follows:

BEGINNING at a railroad spike in the center of Dry Creek Road in the easterly line of the property of Alma W. Marlin, et al; thence with said line south 2 deg. 15 min. west 621 feet to an iron pipe; thence South 87 deg. 45 min. east 210 feet to an iron pipe; thence North 2 deg. 15 min. East 654 feet to a railroad spike in the center of Dry Creek Road; thence with the center of said Road, South 83 deg. 15 min. West 212.7 feet to the beginning, containing 3 acres, more or less.

The mailing address for the said property is 730 Dry Creek Road, Goodlettsville, Tennessee 37072.

Being the same property conveyed to G.L. Ragan and wife, Nellie Mai Ragan, a/k/a Nellie Allen Ragan, by deed from E.C. Cavanah and wife, Sina Hazel Cavanah, of record in Book 2926, page 555, Register's Office for Davidson County, Tennessee. G.L. Ragan, a/k/a Gay Lemuel Ragan, died on March 20, 1984, as a result of which ownership and title to the said property became vested in Nellie Mai Ragan, a/k/a Nellie Allen Ragan, in fee simple. Nellie Allen Ragan died on November 10, 1993 at the age of 87 years, survived by Billy L. Ragan, Mary Deaderick, James E. Ragan and Robert L. Ragan, being the only heirs-at-law of Nellie Allen Ragan and the only residuary beneficiaries under Last Will and Testament, dated November 6, 1975 and the Codicil to same dated August 29, 1991.

The mailing address for the said property is 692 Dry Creek Road, Goodlettsville, Davidson County, TN 37072.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors in trust or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due. The property will be subject to Greenbelt taxes, if and when the property is subdivided.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her successors in trust or assigns, against the lawful claims of all persons whomsoever.

BETTY RAGAN, wife of JAMES E. RAGAN, joins in this conveyance to convey all of her right, title or interest in the said property, marital or otherwise.

WITNESS our hands on this the 13th day of January, 1998.

"GRANTORS"

Billy L. Ragan
BILLY L. RAGAN, single, individually and as Executor of the Estate of Nellie Allen Ragan

Mary Deaderick
MARY DEADERICK, single

James E. Ragan
JAMES E. RAGAN

Betty R. Ragan
BETTY RAGAN

Robert L. Ragan
ROBERT L. RAGAN

"GRANTEE"

Cheryl Harris, Trustee
CHERYL HARRIS, Trustee

98 JAN 14 PM 12:47
REGISTER
DAVIDSON COUNTY, TN.

0390098
IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY L. RAGAN, single, MARY DEADERICK, single, ROBERT L. RAGAN, single, JAMES E. RAGAN and wife, BETTY RAGAN, and CHERYL HARRIS, Trustee, 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, at office, this the 13th day of January, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Cheryl Harris
Affiant

Sworn to and subscribed before me, this the 13th day of January, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

2000 01/14 0101 03CHECK 383.00

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

RECEIVED OF _____

FOR _____

BOOK 10757 PG 445

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

DAMT	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	12.00
TOTAL	383.00
CHECK	383.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

01/14/98 01 1244 0001 2099

0390098
IDENTIF. ↑ REFERENCE

98 JAN 14 PM 12:47

ELIA ... REGISTER
DAVIDSON COUNTY, TN.

No. 1242655