35

WARRANTY DEED

BOOK 10878 PG 39

File No: 00286140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight W. Ragsdale	Chase Manhattan Mtg	Map 21
[NAME]	[NAME]	
6199 Eatons Creek Road	POB 11740	Parcel 184
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Joelton, TN 37080	Monroe, LA 71211	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Guy D. Johns and wife, Mary J. Johns

have this day bargained and sold, and do hereby transfer and convey unto the said Dwight W. Ragsdale and wife, Sarah Ragsdale

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee } The actual consideration or value which ever is greater
COUNTY OF Williamson } for this transfer is $ 74,500.00

Subscribed and sworn to before me, this the 7TH day of APRIL, 19 98.

Affiant

My Commission Expires: 09/08/01 [Affix Seal]

Notary Public Linda V. Jones

My Commission Expires SEPT. 8, 2001

unimproved ( )
This is improved (X) property known as 6199 Eatons Creek Road, Joelton
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 7TH day of APRIL, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Guy D. Johns

Mary J. Johns

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Guy D. Johns and wife, Mary J. Johns

the within named 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 Williamson COUNTY, Tennessee, this 9TH day of APRIL, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public
Linda V. Jones

Commission expires 9/8/01

STATE OF
COUNTY OF
My Commission Expires SEPT. 8, 2001

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

BOOK 10878 PG 411

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the intersection of the southerly margin of Rawlings Road and the westerly margin of Eatons Creek Road; thence with the westerly margin of Eatons Creek Road, S 3 deg. 00' West 301.0 feet to an iron pin at the northeast corner of the property conveyed to James R. Brown and wife, Nancy J. Brown, by deed from W. T. Johns of record in Book 4923, page 280, Register's Office for Davidson County, Tennessee; thence, with Brown's northerly boundary N 87 deg. 00' West 194.40 feet to an iron pin; thence N 3 deg. 00' East 301.0 feet to an iron pin in the southerly margin of Rawlings Road; thence with the southerly margin of Rawlings Road, S 87 deg. 00' East 194.40 feet to the point of beginning, containing 1.34 acres, more or less.

Being the same property conveyed to Guy David Johns by deed from W. T. Johns of record in Book 5928, page 120, Register's Office of Davidson County, Tennessee.

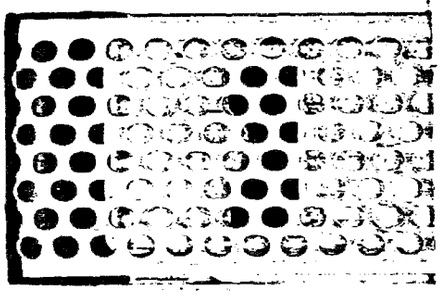
GJ. MA

0423113
IDENTIF. ▲ REFERENCE

98 APR -8 AM 9:18

[illegible] REGISTER
DAVIDSON COUNTY, TN.

7455 04/08 0101 03CHECK 288-65



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

RECEIVED OF _____ BOOK 10878 PG 42

FOR _____

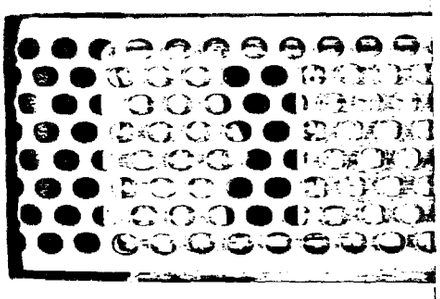
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74500.00
CON TX 275.65
PRFEE 1.00
MAMT 12.00
ERR CO
MAMT 12.00-
WDEED 12.00
TOTAL 288.65
CHECK 288.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/08/98 01 09:18 0001 7455



04231 13
IDENTIF. # REFERENCE

98 APR -8 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1277685