prepaid

63

RETURN TO:
TRANSCONTINENTAL TITLE CO.
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214 914

BOOK 11484 PG. 491

STATE OF TENNESSEE
COUNTY OF Davidson

Affiant has full consideration or value whichever is greater, for this transfer is $ 504,000

Affiant

Subscribed and sworn to before me, this 29th day of April, 1999.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 6/25/2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
2904 TYNE BLVD NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 130/15/32

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ANDREW J. MCDIVITT AND WIFE, RUTH E. MCDIVITT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILLIAM RAGAN AND CHARLOTTE RAGAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 2904 TYNE BLVD, NASHVILLE, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

RECEIVED
99 MAY 6 AM 9:52
BILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # 058803
REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of April, 1999.

Andrew J. McDivitt

Ruth E. McDivitt

State of Tennessee
County of Davidson

On this 29th day of April, 1999, before me personally appeared Andrew J McDivitt and Ruth E McDivitt to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 6/25/2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

Being part of Lot No. 13 on the Plat of Carter and King Lands of record in Book 57, Page 99, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 32 and all of Lot No. 33 of Block 'A' on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, 1958, as follows:

Beginning on the northerly margin of Tyne Road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of Lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southern line of Lot No. 1 of Block 'D' on the map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of Lot No. 31 on said unrecorded subdivision; thence with the line between Lots Nos. 31 and 32, westwardly 18 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in Book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between Lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne Road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO ANDREW J. MCDIVITT AND WIFE, RUTH E. MCDIVITT, BY QUITCLAIM DEED FROM ANDREW J. MCDIVITT, DATED MARCH 13, 1991, AND RECORDED MARCH 15, 1991 IN BOOK 8310, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11484 PG. 494

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0588603

IDENTIFICATION REFERENCE

99 MAY 19 AM 9:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	84000.00
CO TX	1764.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	1879.00
CHECK	1879.00

05/19/99 09:54 0001 7780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462395