THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200007190071184 Page: 1 OF 2
REC'D FOR REC 07/19/2000 9:29:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Alfred F. James P.O.Box 68096 Nashville, TN 37206	New Owner	61-4-129 15DZ 26605

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William H. Ragan and wife, Charlotte J. Ragan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfred F. James and wife, Mary Ann Brandon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:
Land in Davidson County, Tennessee, being Lot Number 14, Block #2, on the Plan of A. J. McGaughley's Second Haysboro Subdivision, , of record in Plat Book 547, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 14 fronts 100 feet on the West side of Brush Hill Road, beginning 250 feet South of the southerly margin of Haysboro Avenue where it intersects with Brush Hill Road, and extends back westwardly between parallel lines, 300 feet to a dead line.

A strip of land, 25 feet wide, on the top of the Cumberland River Bluff, running North and South the entire length of the property set out in the Plan of A.J.McGaughey's First Haysboro Subdivision, as recorded in Book 547, Pages 15 and 16, fo the Register's Office for said County, was dedicated to Public use and is called Haysboro Drive.

The land lying on the East side of Haysboro Drive and extending from the East margin of said Drive to the low water mark of the Cumberland River has been specifically reserved for the use and benfit of the owners of Lots in the McGaughey tract, which extends from the Cumberland River westwardly to Gallatin Road.

Being the same property conveyed to William H. Ragan and wife, Charlotte J. Ragan by Deed of record in Book 11613, Page 611, Register's Office for Davidson, County, Tennessee

This conveyance is subject to all restrictions and easements of record.

This is unimproved property known as: 4217 Brush Hill Road Nashville, TN 37216

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 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 17th day of July, 2000

William H. Ragan

Charlotte J. Ragan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, William H. Ragan and wife, Charlotte J. Ragan

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 17th day of July, 2000

My Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 35,000.00

Affiant

Subscribed and sworn to before me this 17th day of July, 2000

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.