BILL GAR Davidson County
Trans:T20130067596 DEEDWARR
Recvd: 08/07/13 08:41 5 pgs
Fees:28.00 Taxes:1332.00
20130807-0082582

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 25166-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael J. Ragan Dana M. Ragan 700 42nd Avenue North Nashville, Tennessee 37209	New Owner	Map/Parcel #s 091.12.0/224.00 & 091.12.0/225.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ROCK PRODUCTS COMPANY, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL J. RAGAN as to an undivided 50% interest and wife, DANA M. RAGAN as to an undivided 50% interest, hereinafter called the Grantees, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 73, 75, 77, 79, 81 and 83 of Block No. 15 and the southerly one-half of the alley lying between Block Nos. 16 and 17, the westerly half of an alley immediately east of said property and part of Georgia Avenue immediately south of said Block No. 15, Plan No. I, West Nashville, as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of 42nd Avenue North, as shown on said Plan, at the northwest corner of the property conveyed to F. H. Crow, et al, by deed from N. C. Lyon and wife, of record in Book 805, page 199, said Register's Office, thence with said Crow's line, as follows: Eastwardly 122 1/2 feet; thence northwardly 40 feet to another corner of said Crow Property, said point being 12 1/2 feet east of the southeast corner of Lot No. 73, continuing northwardly with the center of an alley, 162 1/2 feet; thence westwardly 122 1/2 feet to the easterly margin of 42nd Avenue North; thence with said Avenue, southwardly 202 1/2 feet to the beginning. The warranty herein extends to and includes all portion of streets and alleys included in the above description.

Being the same property conveyed to Rock Products Company by Installment Deed dated February 1, 1956, from E. L. Radabaugh and wife, Lillian S. Radabaugh, of record in Book 2491, page 137, Register's Office for Davidson County, Tennessee.

Included herewith is an easement for a passageway 10 feet in width along the southerly margin of the above described property, an easement for ingress and egress for N. C. Lyon and wife, Neva J. Lyon and their heirs and assigns, and an easement for the right-of-way of the N. C. & St. L. Railways as shown in the deed of record in Book 892, page 766, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 85, 87, 89, 91, 93 and 95 of Block No. 17, and the northerly one-half of the alley lying between Block Nos. 15 and 17 and the westerly half of an alley immediately east of said property, Plan No.1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County, described together as follows:

Beginning at the southeast corner of 42nd Avenue North and Indiana Avenue; thence with the easterly margin of 42nd Avenue North, southwardly 162 1/2 feet to the center of an alley; thence eastwardly 110 feet to the center of another alley, which alley is immediately east of the property; thence northwardly 162 1/2 feet to a point in the southerly margin of Indiana Avenue; thence with said Avenue and from said point, westerly 110 feet to the point of beginning.

Being the same property conveyed to Rock Products Company, Inc. by Warranty Deed dated February 25, 1970, from Albert Del Favero and wife, Ella Del Favero, of record in Book 4400, page 300, Register's Office for Davidson County, Tennessee.

Rock Products Company and Rock Products Company, Inc. are one and the same entity, being a Tennessee Corporation.

This improved commercial property is also known as 700 42nd Avenue North, Nashville, Tennessee 37209.

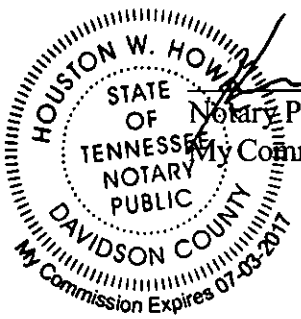
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me this
1st day of August, 2013.



Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 1st day of August, 2013.

ROCK PRODUCTS COMPANY, a Tennessee corporation

By: _____
Bertram B. Dennis, Jr., Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERTRAM B. DENNIS, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee of ROCK PRODUCTS COMPANY, a Tennessee corporation, the within-named bargainer, and that he, as such Trustee, and being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation, by the said BERTRAM B. DENNIS, JR., as such Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 2013.

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
Permitted Encumbrances

Matters depicted on the Plan of record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

Easement for use of all sewerage facilities and equipment in, on and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 619, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way as set forth in the deed of record in Book 2499, Pages 79 & 86, and in Book 2293, Page 573, said Register's Office.

Easement for water main to the City of Nashville of record in Book 2703, Page 402, and in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

Matters disclosed on the survey prepared by Volunteer Land Surveying, LLC, dated November 15, 2011, signed by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, bearing File No. 12019.