Prepared by:
WILLIAM F. CASTLEMAN, ATTORNEY
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

BOOK 9762 PG 237

41

| NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| TACOPA LAND, LLC | New Owner | Map 75-12 |
| P. O. Box 711 | | Par. 59, 57, 54, 39, 61, 281, 282, 284, 58, & 55 |
| Mt. Juliet, TN 37122 | | |

00021496

# *WARRANTY DEED*

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARSHALL H. RAGAN, TRUSTEE, FOR MEADOWS OF TULIP GROVE JOINT VENTURE, said Trustee having full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **TACOPA LAND, LLC**, hereinafter called the **"Grantee"**, its successors and assigns, a certain parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

**LAND** in Davidson County, Tennessee, being Lot No. 68 of Meadows of Tulip Grove, Section III, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marshall H. Ragan, Trustee, for Meadows of Tulip Grove Joint Venture, said Trustee having full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by deed from Stephen M. Staggs, of record in Book 9762, Page 234, Register's Office for Davidson County, Tennessee.

**LAND** in Davidson County, Tennessee, being Lot Nos. 2, 47, 61, 62, 64, 65, 67, 69, & 72, on the Plan of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marshall H. Ragan, Trustee, for Meadows of Tulip Grove Joint Venture, said Trustee having full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by deed from U. S. Small Business Administration as Receiver for Tennessee Equity Capital Corporation, of record in Book 9762 Page 230, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY.

**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, its successors and assigns forever, and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand, this 10th day of August, 1995.**

**MEADOWS OF TULIP GROVE JOINT VENTURE**

**BY:** _____
**Marshall H. Ragan, Trustee**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHALL H. RAGAN, TRUSTEE FOR MEADOWS OF TULIP GROVE JOINT VENTURE, said Trustee having full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Goodlettsville, Tennessee, this 10th day of August, 1995.

_____
**Notary Public**

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

**My Commission Expires:** 11-22-97

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer, is **$181,500.00.**

_____
**Affiant**

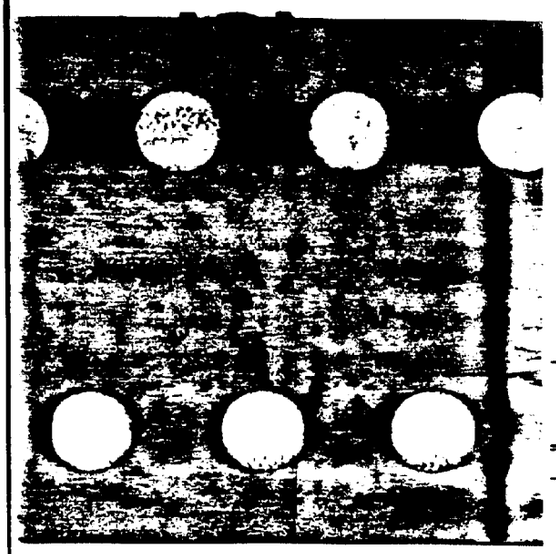
**SWORN** to and subscribed before me,
this 10th day of August, 1995.

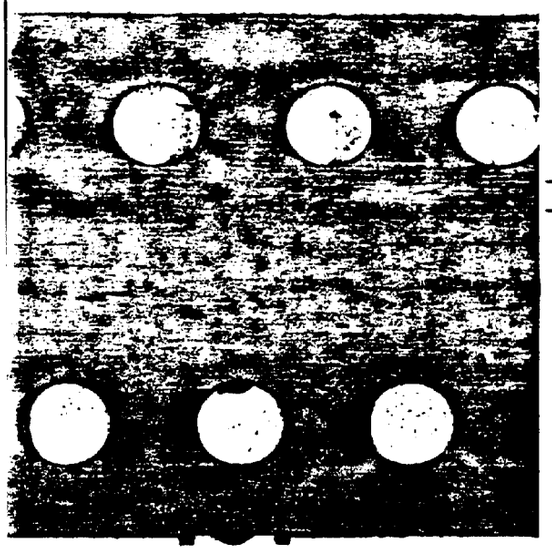
_____
**Notary Public**

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

**My Commission Expires:** 11-22-97

2462 08/14 0101 03CHECK 680-55





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

RECEIVED OF _____

FOR _____

BOOK 9762 PG 239

| | | |
|---|---|---|
| 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
181500.00
CON TX 671.55
PRFEE 1.00
MDEED 8.00
TOTAL 680.55
CHECK 680.55
08/14/95 01 14:57 0001 2462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00894 96
IDENTIF. # REFERENCE

95 AUG 14 PM 2:57

REGISTER
DAVIDSON CO. TENN.

No. 941449