Box 37
L L

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William H. Ragan II Charlotte J. Ragan ~~321 Glenwood Drive~~ P. O. Box 271047 ~~Mt. Juliet, TN 37122~~ Nash. TN 37227	145-11-0	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 10372 PG 947

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MICHAEL D. BRENT, as Trustee of the Elizabeth Helen Brent 1990 Trust, and MICHAEL D. BRENT, as Trustee of the Stuart Michael Brent 1990 Trust (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey to WILLIAM H. RAGAN II and CHARLOTTE J. RAGAN, (together the "Grantee"), Grantee's hiers, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, known as Field Book Number OH 25046, Map and Parcel Number 145-11-0 037.00, also known as Lot No. 30 on the Plan of the Inns of Granny White, as of record in Plat Book 6250, page 460, Register's Office of Davidson County, Tennessee.

Being the same Property conveyed to ALLEN EARPS, MICHAEL D. BRENT, as Trustee of the Elizabeth Helen Brent 1990 Trust, and MICHAEL D. BRENT, as Trustee of the Stuart Michael 1990 Trust, by a Decree of the Chancery Court of Davidson County, Tennessee, of record at Book 9743, page 216, Register's Office of Davidson County, Tennessee, the interest of ALLEN EARPS having subsequently transferred to MICHAEL D. BRENT, Trustee, by a Quitclaim Deed of record at Book 10372, page 944, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year 1997, which Grantee shall pay.
2. Restrictive covenants, conditions and easements of record in Book 6566, page 473, Book 6799, page 383, and Plat Book 6250, page 460, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as 1144 Traveler's Ridge Drive, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

William H. Ragan, II
Affiant

Subscribed and sworn to before me this 18th ~~day of~~ February, 1997.

Notary Public
My Commission Expires: 9-27-97

0385859.01
999999-014

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of February, 1997.

MICHAEL D. BRENT, Trustee of the
Elizabeth Helen Brent 1990 Trust

MICHAEL D. BRENT, Trustee of the
Stuart Michael Brent 1990 Trust

0280033

IDENTIFICATION REFERENCE

97 MAR -7 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

3913 03/07 0101 CHECK 209.10

0385859.01
999999-014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of the Elizabeth Helen Brent 1990 Trust, the within named bargainor, a trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 9-27-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of the Stuart Michael Brent 1990 Trust, the within named bargainor, a trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 9-27-97

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

RECEIVED OF _____

FOR _____

BOOK 10372 PG 950

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	53000.00
			CON TX	196.10
			PRFEE	1.00
			WDEED	12.00
			TOTAL	209.10
			CHECK	209.10
03/07/97	01		13:46 0001	3913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280033
IDENTIFICATION REFERENCE

97 MAR -7 PM 1:44
REGISTER
DAVIDSON COUNTY, TN.

No. 1124288