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WARRANTY DEED

Map/Par C95-10-C C3C.00

Map No.___
Parcel No.____

Send tax bills to: Tom Hemingway & Vivian Ragan-Hemingway, 2102 Sanborn Drive, Nashville, TN37210 Mail

SA/FB: C3BZ 35240

AFFIDAVIT OF VALUE

I swear or affirm that the actual consideration given for the transfer of this property was $79,000.

Robert B. Ragan
Robert Blake Ragan

Sworn or subscribed before me on the 27 day of September, 1999.

My license expires: 5/26/02

Peggy A. Ferrell
Notary Public

I, Robert Blake Ragan, the Grantor, hereby transfer and assign all of my right, title and interest in and to the real property described on Exhibit A attached to this document to Tom Hemingway and Vivian Ragan-Hemingway, as tenants by the entireties, the Grantees, effective the day and date written below. I warrant that I have full right to convey unencumbered title to them and will forever defend said title in them.

Signed effective the 27 day of September, 1999.

GRANTOR:

Robert B. Ragan
Robert Blake Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Robert Blake Ragan personally appeared before me on the 27 day of September, 1999, and acknowledged that he signed the attached document for the purposes stated therein. He is known to me or personally acknowledged his identity.

My license expires: 5/26/02

Peggy A. Ferrell
Notary Public

THIS INSTRUMENT PREPARED BY:
T. EDWARD SETTLES, ESQ.
683 BEESLEY RD.
MURFREESBORO, TN 37128-3803
(615)904-8636

K 11718

EXHIBIT A

Certain improved property in Davidson County, TN, known as 2102 Sanborn Drive, Nashville, TN, more particularly described as follows:

Being Lot. No. 191 on the Map of Elm Hill Acres, Sec. IV, as of record in Book 2331, page 118, Register's Office, Davidson County, TN.

Said Lot No. 191 fronts 70 feet on the northeasterly side of Sanborn Drive and runs back 305 feet more or less on the northwesterly line and 321.8 feet more or less on the southeasterly line, to the centerline of Sims Branch on which it measures 72 feet more or less thereon.

This conveyance is subject to plan and easements of record in Book 2331, page 118, and restrictions of record in Book 2442, page 464, said Register's Office.

Being the same property conveyed to Grantor and his wife, Joyce C. Ragan by deed of record in Book 2691, Page 632, Register's Office, Davidson County, Tennessee, and solely to Grantor upon his wife's death by operation of law.

0650769
MAP REFERENCE
99 OCT 26 PM 3:05
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
4287 10/26 0101 01CASH 303.30

G 392

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0650769

REFERENCE

99 OCT 26 PM 3:05

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	303.30
CASH	303.30

10/26/99 01 15:09 0001 4287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532065