Davidson County DEEDWARR
Recvd: 10/03/00 08:37 2pgs
Fees:11.00 Taxes:355.20
20001003-0097548

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Navjeet K. Tiwana	[Columbia National Inc.	[
[1402 Turner Street	[P.O. Box 3050	[Map 053-03-0
[Old Hickory, TN 37138	[Columbia, MD 21045-6050	[Parcel 270.00

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

10293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Naomi R. Ragsdale and husband, Steven B. Ragsdale (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Navjeet K. Tiwana, an unmarried person (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 144, on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Naomi R. Ragsdale and husband, Steven B. Ragsdale by Warranty Deed from Beverly W. Rohtert, unmarried of record in Book 11504, page 236, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 1424, page 67, said Register's Office for Davidson County, Tennessee.
3. Abandonment of Easements of record in Book 2744, page 573, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1402 Turner Street, Old Hickory, Tennessee 37138.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for [this transfer is $96,000.00.
[
[

Navjeet K. Tiwana
Affiant

[Subscribed and sworn to before me this [26th day of September, 2000.

Joseph V. Ferrelli
Notary Public

[My Commission Expires: 9/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are 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 hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of September, 2000.

Steven B. Ragsdale
Steven B. Ragsdale

Naomi R Ragsdale
Naomi R. Ragsdale
By: Steven B. Ragsdale, her Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven B. Ragsdale, 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 Nashville, Tennessee, this 27th day of September, 2000.

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires: 7/24/04

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of September, 2000 , before me personally appeared **Steven B. Ragsdale**, to me known to be the person who executed the foregoing instrument on behalf of **Naomi R. Ragsdale** and who acknowledged that he executed the same as the free act and deed of the said **Naomi R. Ragsdale.**

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2000.

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires: 7/24/04