THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00

Tawanna V. Thomas
Affiant

Subscribed and sworn to before me, this 28th day of February, 2001

Notary Public

My Commission Expires: 9-24-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/12/01 09:55 2pgs
Fees:11.00 Taxes:344.10

20010312-0023203

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAWANNA V. THOMAS 316 Rose Street Nashville, Tennessee 37210	SAME	MAP 119-1 PARCEL 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND AND NO/100---------- ---------- ($ 93,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , BARBARA E. RAGLAND, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto TAWANNA V. THOMAS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 149 on the Map of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20,21, 29 and 30 of Cumberland Nurseries as of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the above descripton but EXCLUDED from this conveyance is that portion of said Lot No. 149 conveyed to the State of Tennessee by deed of record in Book 4412, page 589, Register's Office for Davidson County, Tennessee.

JOHN S. RAGLAND, spouse of Barbara E. Ragland, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

BEING part of the same property conveyed to Barbara E. Brewer n/k/a as Barbara E. Ragland by deed from Charlie J. Charles and wife, Wanda Charles, of record in Book 10003, page 825, Register's Office for Davidson County, Tennessee.

This is improved property known as 316 Rose Street, Nashville, Tennessee 37210

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Overhill City and W.H. Fox's S/D of certain Blocks of record in Book 332 , page 21 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 28th day of February, 2001.

Barbara E. Ragland
BARBARA E. RAGLAND

John S. Ragland
JOHN S. RAGLAND

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 BARBARA E. RAGLAND, and JOHN S. RAGLAND, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

_____
Notary Public

My Commission Expires: _____