RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **April, 2001, by and between STEPHEN R. MEYER, UNMARRIED, hereinafter called Grantor, and VIVIAN RAGSDALE and RUSS RAGSDALE, WIFE AND HUSBAND, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEPHEN R. MEYER, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto VIVIAN RAGSDALE and RUSS RAGSDALE, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 673 GRANWOOD BLVD, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

STEPHEN R. MEYER
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/14/01 08:12 3pgs
Fees:15.00 Taxes:510.60

20010514-0049298

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEPHEN R. MEYER, UNMARRIED, the within named 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, at office, this **26th** day of April, 2001.

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

VIVIAN RAGSDALE and RUSS RAGSDALE, WIFE AND HUSBAND

673 GRANWOOD BLVD
OLD HICKORY, TN 37138

Property Address:

673 GRANWOOD BLVD
OLD HICKORY, TN 37138

Person Responsible for Taxes:

MORTGAGE LENDERS
8400 WEST 110TH ST, STE 130
Overland park, Kansas
66210

Map & Parcel #: MAP 63-16-A, PARCEL 26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$138,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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EXHIBIT 'A'

BEING Lot No. 172 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as of record in Plat Book 6900, page 550, 551, & 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to STEPHEN R. MEYER AND WIFE, TINA W. MEYER, by Warranty Deed from FOX RIDGE HOMES, INC., of record in Book 10291, page 64, Register's Office for Davidson County, Tennessee. The said Tina W. Meyer and Steven R. Meyer having since divorced, Tina W. Meyer conveyed all her right, title and interest in and to the property to Steven R. Meyer, by Quitclaim Deed of record in Book 11412, page 510, said Registe'rs Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 63-16-A, PARCEL 26, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1108.53).

2. Plan of Hampton Park as recorded in Book 6900, page 550 through 552, said Register's Office.

3. Declaration of Conditions, Covenants and Restrictions as recorded in Book 7351, page 822, said Register's Office.

4.First Amendment to Conditions, Covenants and Restrictions as recorded in Book 7451, page 739, said Register's Office.

5.Second Amendment to Conditions, Covenants and Restrictions as recorded in Book 8336, page 393, said Register's Office.

6.Charter of Chitwood Downs Homeowners Association as recorded in Book 7431, page 204, said Register's Office.

7. Charter of Hampton Park Homeowners Association as recorded in Book 8517, page 762, said Register's Office.

8. Articles of Amendment to Charter as recorded in Book 8833, page 216, said Register's Office.