(9) 18

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

COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of June, 2001, by and between LESA VANHOOSER BLACKABY, A MARRIED WOMAN, and TIMOTHY VANHOOSER, A MARRIED MAN and ANTHONY RAGLAND, A MARRIED MAN, and MICHAEL RAGLAND, A MARRIED MAN, AS TENANTS IN COMMON UNDER THE WILL OF OTTIS DELSON RAGLAND, DECEASED, hereinafter called Grantors, and JOSEPH W. HAMIL and EUNICE R. HAMIL, HUSBAND AND WIFE AND LINDA HAMIL, UNMARRIED, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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, WE, LESA VANHOOSER BLACKABY, A MARRIED WOMAN, and TIMOTHY VANHOOSER, A MARRIED MAN and ANTHONY RAGLAND, A MARRIED MAN, and MICHAEL RAGLAND, A MARRIED MAN, AS TENANTS IN COMMON UNDER THE WILL OF OTTIS DELSON RAGLAND, DECEASED, Grantors, do hereby bargain, sell, transfer and convey unto JOSEPH W. HAMIL and EUNICE R. HAMIL, HUSBAND AND WIFE AND LINDA HAMIL, UNMARRIED, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Grantors 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 1228 MCCHESNEY AVENUE, NASHVILLE, TN 37216.

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

TERRY BLACKABY, HUSBAND OF LESA VANHOOSER BLACKABY, LORI R. VANHOOSER, WIFE OF TIMOTHY VANHOOSER, BETH RAGLAND, WIFE OF MICHAEL RAGLAND, AND STEPHANIE RAGLAND, WIFE OF ANTHONY RAGLAND, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

LESA VANHOOSER BLACKABY BY HER ATTY. IN FACT R.W. Raglan
LESA VANHOOSER BLACKABY
Signature of Seller

TERRY BLACKABY BY HIS ATTY IN FACT R.W. Raglan
Terry Blackaby, Spouse

TIMOTHY VANHOOSER BY HIS ATTY IN FACT R.W. Raglan
TIMOTHY VANHOOSER
Signature of Seller

LORI VANHOOSER BY HER ATTY IN FACT R.W. Raglan
Lori R. VanHooser, Spouse

ANTHONY RAGLAND BY HIS ATTY IN FACT R.W. Raglan
ANTHONY RAGLAND
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/13/01 16:34 5pgs
Fees:23.00 Taxes:292.30
20010613-0062496

STEPHANIE RAGLAND BY HER ATTY IN FACT
R.W. Ragland

Stephanie Ragland, Spouse

MICHAEL RAGLAND BY HIS ATTY IN FACT R.W. Ragland

MICHAEL RAGLAND
Signature of Seller

BETH RAGLAND BY HER ATTY IN FACT
R.W. Ragland

Beth Ragland, Spouse

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, R.W. RAGLAND, to me known to be the person who executed the foregoing instrument on behalf of LESA VANHOOSER BLACKABY AND HER HUSBAND, TERRY BLACKABY, and acknowledged that he executed the same as the free act and deed of said LESA VANHOOSER BLACKABY AND HUSBAND TERRY BLACKABY.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8 day of JUNE, 2001

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 30, 2004

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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, R.W. RAGLAND, to me known to be the person who executed the foregoing instrument on behalf of TIMOTHY VANHOOSER AND HIS WIFE, LORI R. VANHOOSER, and acknowledged that he executed the same as the free act and deed of said TIMOTHY VANHOOSER AND WIFE, LORI R. VANHOOSER.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8 day of JUNE, 2001

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 30, 2004

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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, R.W. RAGLAND, to me known to be the person who executed the foregoing instrument on behalf of MICHAEL RAGLAND AND WIFE, BETH RAGLAND, and acknowledged that he executed the same as the free act and deed of said ANTHONY RAGLAND AND WIFE, STEPHANIE RAGLAND.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8 day of JUNE, 2001

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires May 30, 2004

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

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **8th** day of **June, 2001** before me personally appeared R.W. RAGLAND, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL RAGLAND AND WIFE, BETH RAGLAND, and acknowledged that he/she executed the same as the free act and deed of said MICHAEL RAGLAND AND WIFE, BETH RAGLAND.

Witness my hand, at office, this **8th** day of **June, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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

Name and Address of Property Owner:

JOSEPH W. HAMIL and EUNICE R. HAMIL, HUSBAND AND WIFE
LINDA HAMIL, UNMARRIED
1228 MCCHESNEY AVENUE
NASHVILLE, TN 37216

Property Address:

1228 MCCHESNEY AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-3, PARCEL 137

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 **$79,000.00** 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.

Joseph W. Hamil
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **June, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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

RETURN TO:

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

EXHIBIT 'A'

TRACT ONE: LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 192 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 192 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Ottis D. Ragland and wife, Toy Kathaleen Ragland, by Warranty Deed from Lillian Butler Grass and daughter, Willie Mai Grass, unmarried, of record in Book 2597, page 75, Register's Office for Davidson County, Tennessee.

TRACT TWO: LAND in Davidson County, Tennessee, being the westerly 5 feet of the easterly 64.8 of Lot No. 192 on the Plan of Inglewood Place, of record in Book 332, page 101, said Register's Office.

Said part of Lot. No. 192 fronts 5 feet on the southerly side of McChesney Avenue and runs bank between parallel lines 205 feet, more or less, to a dead line.

Being the same property conveyed to Ottis D. Ragland and wife, Toy Kathaleen Ragland, by Deed from Elizabeth Huddleston, now Elizabeth Huddleston White et vir, Albert A. White, of record in Book 34614, page 553, Register's Office for DAVIDSON County, Tennessee. The said Toy Kathaleen Ragland having since died on 12-30-99, the property vested by operation of law in her surviving spouse, Ottis D. Ragland, a/k/a Ottis Delson Ragland. Ottis Delson Ragland died on November 27, 2000, and by his Last Will and Testament filed with the Probate Court for Davidson County, Tennessee, Docket No. 01P-385, and filed to Will Book 1719315903, and recorded in Instrument No. 20010103-0000893, said Register's Office, the property was devised and bequeathed to Lesa VanHooser (now Blackaby), Timothy VanHooser, Anthony Ragland and Michael Ragland, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 72-3, PARCEL 137).

2. All matters as set forth on the Plan of record in Plat Book 332, page 101, said Register's Office,including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.