Davidson County DEEDWARR
Recvd: 07/02/01 12:36 2pgs
Fees:13.00 Taxes:429.20

20010702-0069753

WARRANTY DEED

Address New Owner as Follows:
Jerry R. Ragan and wife, Cindy A. Ragan
2310 Whipple Place
Nashville, TN 37214

SEND TAX BILLS TO:
LaDonna Meuchel
2204 Lebanon Road
Nashville, TN. 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

MAP AND PARCEL
Map 95-7
Parcel 64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$116,000.00

Jerry R. Ragan
Affiant

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 28th day of June, 2001.

Donald R. O'Guin
Donald R. O'Guin, Sr., Notary Public

My Commission Expires:
SEPTEMBER 29, 2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Jerry R. Ragan and wife, Cindy A. Ragan**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **LaDonna Meuchel**, unmarried (the "Grantor" herein), has this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Jerry R. Ragan and wife, Cindy A. Ragan,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND located in Davidson County, Tennessee, being Lot No. 204 on the Plan of Merry Oaks, a plan of which is of Record in Book 1835, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

SAID Lot No. 204 fronts 91 feet on the north side of Whipple Place, and runs back 246.3 feet on the west line and 246 feet on the east line, to a dead line in the rear on which it measures 73 feet.

BEING the same property conveyed to La Donna Meuchel, unmarried, by Warranty Deed from James C. North, John M. North and Stewart A. North, of record in Instrument 20000911-0089690, Register's office for Davidson County, Tennessee.

THAT this conveyance is subject to a first mortgage lien of Record in Instrument 20000911-0089691, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of June, 2001.

LaDonna Meuchel

LaDonna Meuchel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PERSONAL ACKNOWLEDGEMENT

Before me, Donald R. O'Guin, Sr., a Notary Public in and for said State and County aforesaid, personally appeared the within named, LaDonna Meuchel, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2001.

Donald R. O'Guin

Donald R. O'Guin, Sr., Notary Public

My commission expires September 29, 2001.