WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 15:00 2pgs
Fees:13.00 Taxes:318.20

20011009-0110076

G-6890-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

47

x William H. Ragan II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Ragan II (NAME)	Horizon Bank, FSB (NAME)	26-06-16
132 Habersham Court (ADDRESS)	1851 NW 125th Avenue, Suite 100 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pembroke Pines, FL 33028 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold F. Grace and wife, Patricia C. Grace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Ragan II and wife, Charlotte J. Ragan, ~~husband and wife~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16 on the re[subdivision of Windsor Green, Phase I, Section 1, of record in Book 6250, Page 374, said Register's Office and more particulary described as follows as metes and bounds:

BEGINNING

~~BEGINNING~~ at a point in the easterly margin of Windsor Trace, said point being a common corner among Lots 16, 17 and 19 on said plan; thence with the margin of said Trace North 21° 11' 23" West 60.01 feet to a point, which point beginning at a curve; thence with said curve in a Northeast direction 39.27 feet to a point in the southerly margin of Habersham Court; thence said Court North 68°, 48' 37" East 37.09 feet to a point, said point using a common corner between Lots 15 and 16 on said plan; thence with the common boundary line between said Lots South 19° 55' 15" East 70.42 feet to a point; thence continuing with said common boundary line Lots 15 and 16, on said plan South 28° 57' 43" West 35.14 feet to a point in the North boundary line of Lot 19 on said plan; thence with the common boundary line between Lots 16 and 19 on said plan South 68° 48' 37" West 33.30 feet to the point of beginning.

Being the same property conveyed to Harold F. Grace and wife, Patricia C. Grace by deed from Randall Lee Phillips and wife, Shelley N. Phillips of record in Book 7039, Page 496, Register's Office for Davidson County, TN.

~~Harold F. Grace executes this instrument as Attorney in Fact on behalf of Patricia C. Grace pursuant to the Power of Attorney of record in Book ////////// Register's Office for Davidson County, TN.~~

unimproved ( )
This is improved (X) property, known as 132 Habersham Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of September, 2001

x Harold F. Grace
Harold F. Grace
Patricia C. Grace
~~By: x Patricia C. Grace~~
~~Harold F. Grace, Attorney-in-Fact~~

DCTN01WC

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 Harold F. Grace and wife, Patricia C. Grace

the bargainor s, 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 at Goodlettsville, Tennessee, this 27th day of September 2001.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public