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 $ 8,500.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2001

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/18/01 11:18 2pgs
Fees:13.00 Taxes:31.45

20011018-0113659

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ALLISON M. DAWKINS 318 Rose Street Nashville, Tennessee 37210	Allison M. Dawkins 815 Old Dickerson Pike Goodlettsville, TN 37072	MAP 119-1 PARCEL 149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 8,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, 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 ALLISON M. DAWKINS AND WIFE, BETTY S. DAWKINS 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:

BEING Lot No. 148 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 made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of the Lot No. 148 conveyed to the State of Tennessee by deed of record in Book 4359, page 201, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Barbara E. Brewer by deed from Charlie J. Charles and wife, Wanda Charles, of record in Book 10003, page 825, Register's Office for Davidson County, Tennessee; the said Barbara E. Brewer having since married and is now known as Barbara E. Ragland.

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.

This is improved property known as 318 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 GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has 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 Lots of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of October, 2001.

BARBARA E. RAGLAND

JOHN S. RAGLAND

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 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 this 15th day of October, 2001.

My Commission Expires: 3/2/02

Notary Public

RONALD E. UNDERWOOD NOTARY PUBLIC DAVIDSON COUNTY TENN

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 _____.

My Commission Expires: _____

Notary Public