Davidson County DEEDWARR
Recvd: 11/14/01 08:20 2pgs
Fees:13.00 Taxes:443.63
20011114-0124676

27M
1083

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Wanda Bean 1208 Curran Court Antioch, TN 37013	New Owner

GENERAL WARRANTY DEED

This indenture is made and entered into this 7th day of November, 2001 between Denise M. Ragland (hereinafter referred to as "GRANTOR") and Wanda Bean (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 282 of the Forrest View Park Planned Unit Development, Section VIII, as shown by a map of record in Plat Book 6900 at page 633, also known as part of Lot No. 66 on the Plat of Forest View Park South, of record in Book 6900, Page 160 in the Davidson County, Tennessee Register of Deeds office. Said Lot No. 282 fronts 60.00 feet on the southerly margin of Curran Court and runs back between parallel lines 100.0 feet to a line in the rear which measures 60.00 feet thereon.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Denise M. Ragland and husband Larry E. Ragland by instrument of record in Book 9662 at page 271 in the Davidson County, Tennessee Register of Deeds office. The said Larry E. Ragland is deceased leaving Denise M. Ragland as the surviving tenant by the entirety.

Tax Parcel # 150-9A-128.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Denise M. Ragland

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Regina E. Johnson, a Notary Public in and for the aforesaid state and county, personally appeared Denise M. Ragland, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 7th day of November, 2001.

NOTARY PUBLIC
Commission Expires: ~~05/30/04~~ 4-26-05

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $119,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7th DAY OF November, 2001.

SEAL

NOTARY PUBLIC 4-26-05
COMMISSION EXPIRES: ~~05/30/04~~