Box 13

File # 3423

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~124,400.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: 6/28/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Dalton Ragland (NAME)	New Century Mortgage (NAME)	MAP 72-12
2127 Fernwood Drive (ADDRESS)	18400 Von Karman # 1000 (ADDRESS)	PARCEL 141
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Irvine CA 92612 (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, Stanislaus L. James and wife, Mary Jane James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert Dalton Ragland and wife, Carmen Maria Ragland

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. 183 on the Plan of Dalewood, Section III, as of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee.

SAID Lot No. 183 fronts 94.0 feet on the southerly margin of Fernwood Drive and extends back 173.3 feet on the easterly line and 163.8 feet on the westerly line to a dead line in the rear on which it measures 94.6 feet.

BEING the same property conveyed to Stanislaus L. James and wife, Mary Jane Elumelu-James by Warranty Deed from Andrea Erica Zonn, single of record in Book 10594, Page 559, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF DALEWOOD, SECTION III, AS OF RECORD IN BOOK 1835, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO SEWER EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 4144, PAGE 852, SAID REGISTER'S OFFICE.

Davidson County DEEDWARR
Recvd: 07/16/02 09:46 2pgs
Fees:13.00 Taxes:460.28

20020716-0085215

unimproved ( )
This is improved (X) property, known as 2127 Fernwood Drive, Nashville, TN 37216
(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 28th day of June 2002

Stanislaus L. James

By: Jessie B. Clinard, Attorney-in-Fact

Mary Jane James

By: Jessie B. Clinard, Attorney-in-Fact

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 Stanislaus L. James and wife, Mary Jane James

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 Nashville, Tennessee, this 28th day of June, 2002.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2002, before me personally appeared Jessie B. Clinard, to me known to be the person who executed the foregoing instrument on behalf of Stanislaus L. James and wife, Mary Jane James, the bargainors, and acknowledged that she executed the same as the free act and deed of the said Stanislaus L. James and wife, Mary Jane James.

Witness my hand and official seal at Nashville, TEnnessee, this the 28th day of June, 2002.

My Commission expires: 3-25-06

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006