This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030217

Davidson County DEEDWARR
Recvd: 06/24/03 15:47 2pgs
Fees:13.00 Taxes:462.50
20030624-0086985

Send Tax Bills To:
Same address

New Owner is:
3740 Moss Rose Drive
Nashville, TN 37216

MAP: 73-6
PARCEL: 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven J. Ragland,unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joan M. Cook, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Moss Rose Estates, as of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Steven J. Ragland, unmarried by Warranty Deed from Steve Smith, unmarried dated August 15, 1994, recorded August 17, 1994, in Book 9438, page 938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of June, 2003.

GRANTOR:

Steven J. Ragland

Dana Hall-Ragland

Dana Hall-Ragland

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven J. Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of June, 2003.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dana Hall-Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of June, 2003.

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SWORN TO and subscribed before me this 16 day of June, 2003.

NOTARY PUBLIC

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My commission expires: 5-22-04