Davidson County DEEDWARR
Recvd: 11/18/03 12:09 2pgs
Fees:12.00 Taxes:0.00
20031118-0168189

MAP AND PARCEL:
MAP 117 GROUP 06 PARCEL 91

SEND TAX NOTICE TO:
WILLIAM E. ENGEL
2300 Woodmont Blvd
Nashville, Tennessee 37215

STATE OF TENNESSEE)
DAVIDSON COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 4th day of November, 2003, by **WILLIAM E. ENGEL** and **KAAREN H. ENGEL**, husband and wife, (hereinafter referred to as the "Grantors"), to **WILLIAM E. ENGEL** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on July 9, 1993, the real property described herein was conveyed by warranty deed by **RICHARD E. RAGSDALE and ANNE E. RAGSDALE** to Grantors, to have and to hold said real property as joint tenants with right of survivorship, recorded on July 13, 1993, in Book 9012 Page 625; and

WHEREAS, the Grantors desire through this conveyance to transfer the real property described herein into the sole name of Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, **WILLIAM E. ENGEL**, their interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

> Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the westerly 200 feet of the easterly 225 feet of Lot No. 35, on the Plan of E.L. Hampton's Subdivision called "Hillsboro Heights", not of record.
>
> According to a survey made December 26, 1912, said part of Lot No. 35 fronts 200 feet on the northerly side of Woodmont Boulevard, formerly concrete Boulevard, and runs back 365 feet, more or less, on the westerly line and 367 feet, more or less, on the easterly line, with the westerly margin of 23rd Avenue, South, to the southerly line of Lot No. 23, measuring 200 feet thereon.

Being the same property conveyed to Richard E. Ragsdale and wife, Anne E. Ragsdale by deed from Mary P. Anderson, not married of record in Book 6785, page 65, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Ad valorem taxes for the current year.
2. All other easements, reservations and restrictions of record.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to his heirs, executors and assigns forever.

And said Grantors hereby covenant and agree with said Grantee, his heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **WILLIAM E. ENGEL**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of November 2003.

William E Engel
WILLIAM E. ENGEL

Kaaren H Engel
KAAREN H. ENGEL

STATE OF TENNESSEE)
Davidson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that WILLIAM E. ENGEL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of Nov., 2003.

Notary Public
My Commission Expires: 9-22-07

STATE OF TENNESSEE)
Davidson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that KAAREN H. ENGEL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of November, 2003.

Notary Public
My Commission Expires: 9-22-07

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:
LEAH SCALISE
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 North 20th Street, Suite 1600
Birmingham, Alabama 35203