Davidson County DEEDWARR
Recvd: 03/18/04 11:50 2pgs
Fees:13.00 Taxes:388.13

20040318-0030888

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2004.

Notary Public
My commission expires: 1/7/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Ragen Herrington	Mortgage Lenders Network USA	162-13-0-016
109 Cedarvalley Court	213 Court Street	
Nashville TN 37211	Middletown, CT 06457	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald Anderson Grant and wife, Cathy Love Grant, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ragen G. Herrington, a married man, hereinafter called the Grantees, their successors 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. 16 on the Plan of Cedarwood Estates, Section 1, Revised, of record in 4675, Page 62, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Gerald Anderson Grant and wife, Cathy Love Grant, by Warranty Deed from Willie Brown, III, dated August 28, 1987 and filed for record on September 2, 1987 in Book 7343, Page 231, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Cedarvalley Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of March, 2004.

Gerald Anderson Grant

Cathy Love Grant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gerald Anderson Grant and Cathy Love Grant, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 15th day of March, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005