Box 13
#7539

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 1754-40

ADDRESS NEW OWNER:
James Bragan
1701 Ridgemere Court
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 04/16/04 13:54 2pgs
Fees:13.00 Taxes:562.40
20040416-0043194

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

MAP **86.03**
GROUP
PARCEL **44.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randolph Moore, Jr. and wife, Nina B. McClain-Moore** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **James Bragan*** and wife, **Melatine Bragan,** (Melatine Bragan and Melantine Bragan* are one and the same person) hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

* JAMES C BRAGAN JR

* AND MELATINE K BRAGAN

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

Being Lot No. 40, on the plan of Ridgemere, of record in Plat Book 6250, page 937 thru 939, Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randolph Moore, Jr. and wife, Nina B. McClain-Moore by deed from Carole R. Brown dated September 29, 1995, of record in Book 9814, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as 1701 Ridgemere Court, Hermitage, Tennessee 37076. Possession is to be given on March 31, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 31st day of March, 2004.

Randolph Moore, Jr.

Nina B. McClain-Moore

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randolph Moore, Jr. and wife, Nina B. McClain-Moore**, the bargainors, 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 office this 31st day of March, 2004.

NOTARY PUBLIC

JAMES M. LEA, JR. NOTARY PUBLIC TENNESSEE

My Commission Expires: 11-27-06

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

Denise J. Munn
AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2004.

NOTARY PUBLIC

JAMES M. LEA, JR. NOTARY PUBLIC TENNESSEE

My Commission Expires: 11-27-06