File Box
24B (1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/04 09:25 2pgs
Fees:13.00 Taxes:586.45
20040511-0053563

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$158,500.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2004.

Notary Public

My commission expires: 11/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oliver Keith Adams	New Owner	**Map 173-09-0-A, Parcel 004co**
7105 Lenox Village Drive		
Nashville, TN 37211		

FOR AND IN 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,

Kevin A. Ragan and Trina Ragan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oliver Keith Adams

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. 11 on the Plan of Lenox Village, Section One, a Planned Unit Development, of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin A. Ragan, by Deed from Signature Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20030317-0034899, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to Declaration of Charter, Easements, Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No.20020827-0103454, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Trica Ragan, spouse of the above named Kevin A. Ragan, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (_X__) Unimproved (____) property, known as: **7105 Lenox Village Drive, 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 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 convenant 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 my/our hand(s) this **29th** day of **April, 2004.**

Kevin A. Ragan

Kevin A. Ragan

Trina Ragan

Trina Ragan

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 **Kevin A. Ragan and Trina Ragan, husband and wife,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2004.**



Notary Public

My Commission Expires: 4/10/05