NEW OWNER:

RAGSDALE & KELLEY CONSTRUCTION, LLC
~~7145 NOLENSVILLE ROAD~~ PO Box 1389
NOLENSVILLE, TN 37135

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-0379

Map 94

Parcel 152

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/12/04 13:57 4pgs
Fees:23.00 Taxes:64.75

20040512-0055139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventeen Thousand Five Hundred and 00/100 Dollars ($17,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROY ELLEN HAMMANN, THOMAS T. BABER, CHARLES THAXTON SMITH, FRANCES NICHOLS, RICHARD K. GLEAVES, SUE BUTTREY, BONNIE DAVIS, LINA GRACE BURTON, AND OWEN C. GLEAVES, being all the heirs of James Thaxton Fuqua and Ruth Fuqua** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RAGSDALE & KELLEY CONSTRUCTION, LLC**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, and being Lot No. 9 on the map of Haynie's Central Park Plan as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 50 feet each on the southerly side of Lenore Street and runs back between parallel lines 164 feet to an alley.
>
> Being the same property which was vested Richard K. Gleaves, Owen C. Gleaves, Susie Ella Buttrey, Frances G. Nichols, Roy Ellen Hammann, Charles Thaxton Smith, Lina Grace Burton, Bonnie Sue Davis and Thomas Thaxton Baber by virtue of the death of James Thaxton Fuqua, date of death July 20, 1988 and by will of Ruth Fuqua. For further source of title, see Book 644, page 707, and Book 670, Page 50, said Register's Office. A life estate was conveyed unto Ruth Fuqua by Quitclaim Deed of

record in Book 7988, Page 687, as corrected at Book 9953, page 489, however, Ruth Fuqua is now deceased.

This description is the same as in the prior deed.

This is not the principal residence of the Grantors.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 116, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of April, 2004.

Roy Ellen Hammann
ROY ELLEN HAMMANN

By: Owen C Gleaves
Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

Thomas T Baber
THOMAS T. BABER

By: Owen C Gleaves
Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

Charles Thaxton Smith
CHARLES THAXTON SMITH

By: Owen C Gleaves
Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

FRANCES NICHOLS

By: Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

RICHARD K. GLEAVES

By: Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

SUE BUTTREY

By: Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

BONNIE DAVIS

By: Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

LINA GRACE BURTON

By: Owen C. Gleaves, Attorney in Fact pursuant to Power of Attorney recorded simultaneously

OWEN C. GLEAVES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **OWEN C. GLEAVES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **ROY ELLEN HAMMANN, THOMAS T. BABER, CHARLES THAXTON SMITH, FRANCES NICHOLS, RICHARD K. GLEAVES, SUE BUTTREY, BONNIE DAVIS, LINA GRACE BURTON,** the within-named bargainor, as the free act and deed of the said **ROY ELLEN HAMMANN, THOMAS T. BABER, CHARLES THAXTON SMITH, FRANCES NICHOLS, RICHARD K. GLEAVES, SUE BUTTREY, BONNIE DAVIS, LINA GRACE BURTON.**

WITNESS my hand and official seal at office, this 29th day of April, 2004.

NOTARY PUBLIC

My commission expires: 5-16-04

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **OWEN C. GLEAVES,** with whom I am personally acquainted, ~~or proved~~ to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2004.

NOTARY PUBLIC

My commission expires: 5-16-04

****

The actual consideration or value, whichever is greater, for this transfer is **$17,500.00** .

Debbie A. Rogers
AFFIANT

Sworn to and subscribed to before me this 29th day of April, 2004.

NOTARY PUBLIC

My commission expires: 5-16-04