THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22803-04-2004** FIle Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $278,600.00. Affiant Subscribed and sworn to before me this 28th day of May, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Elizabeth Ragsdale Robert Cheplicki 6453 Fleetwood Drive Nashville, TN 37209	**Send Tax Bills To:** Franklin American Mortgage Co. 201 Corporate Center Drive, #400 Franklin, TN 37067	**Tax Information:** Map No.103.05-0 Parcel No. 065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dwayna S. McCombs, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ragsdale and husband Robert Cheplicki** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6453 Fleetwood Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2004.

Dwayna S. McCombs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dwayna S. McCombs, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/07/04 08:20 2pgs
Fees:13.00 Taxes:1030.82
20040607-0066525

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 291 on the Plan of Horton Heights, Section H, as of record in Plat Book 3600, page 100, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dwayna S. McCombs, unmarried by deed dated February 9, 2000 from Katherine McGill, an unmarried woman of record in Instrument No. 200002140014748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record in Book 3600, page 100, Register's Office for Davidson County, Tennessee.