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. 22903-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $148,000.00. Jennifer McDowell Affiant Subscribed and sworn to before me this 28th day of May, 2004. Kathryn B. McClellan Notary Public KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires: Davidson County DEEDWARR Recvd: 06/07/04 13:54 2pgs Fees:13.00 Taxes:547.60 20040607-0066950

WARRANTY DEED

My Commission Expires NOV. 13, 2007

Address New Owner: Merielle M. Stephens 211 38th Avenue North Nashville, TN 37209	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 4th Ave. North Nashville, TN 37219	**Tax Information:** Map No.104.01-0 Parcel No. 213.00

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, **Elizabeth D. Ragsdale, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Merielle M. Stephens, unmarried** ("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 211 38th Avenue North, Nashville, TN 37209

ROBERT CHEPLICKI, the spouse of ELIZABETH D. RAGSDALE, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said ELIZABETH D. RAGSDALE.

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.

Elizabeth D Ragsdale
Elizabeth D. Ragsdale

Robert Cheplicki
Robert Cheplicki

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth D. Ragsdale and Robert Cheplicki**, 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, at office, 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 99 and the south 12 1/2 feet of Lot No. 98 on the Map of Plan One, Part of West Grove, as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 62 1/2 feet on the west side of the 38th Avenue North and run back between parallel lines, 160 feet more or less to an alley.

Being the same property conveyed to Elizabeth D. Ragsdale, unmarried, by deed dated September 1, 1995 from Karen L. Linn, unmarried of record in Book 9786, page 888, 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 as Book 421 page 109, Register's Office for Davidson County, Tennessee.