Davidson County DEEDWARR
Recvd: 07/27/04 15:20 2pgs
Fees:13.00 Taxes:222.00
20040727-0089791

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43189 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Richard D. Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Ragan	S A M E	127-12-8
411 39th Avenue, N		
Nashville, TN, 37209		

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, I/WE,

John Hemmings, An Unmarried Person, and Jerry C. Pendergrass, An Unmarried Person, as Joint Tenants with Right of Survivorship

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

Richard D. Ragan and wife, Nancy Ragan

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:

See Attached Legal Description

Being the same property conveyed to John Hemmings and Jerry C. Pendergrass, as Joint Tenants with Right of Survivorship, by Quitclaim Deed form Jerry C. Pendergrass, Unmarried, of record in Instrument Number 20011106-0121801, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry C. Pendergrass, an unmarried person, by deed from Charles Harvey, an unmarried person, of record in Book 9758, page 822, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as **1055 Hickory Hollow Road, Nashville, TN 37221**

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 covenant 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 23rd day of July, 2004

John Hemmings By [illegible] Attorney in Fact

John Hemmings

Jerry C. Pendergrass By [illegible] Attorney in Fact

Jerry C. Pendergrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of July, 2004, personally appeared Doyle Millsaps, to me known to be the person who executed the foregoing instrument on behalf of John Hemmings and Jerry C. Pendergrass as Attorney- in -Fact, and acknowledged that Doyle Millsaps, executed the same as the free act and deed of the said John Hemmings and Jerry C. Pendergrass, as though they had personally acted.

Witness my hand and official seal this 23rd day of July, 2004.

Notary Public

My Commission Expires: 1/29/2004

