THIS DEED IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION WHICH WAS INADVERTENTLY OMITTED.

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

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

WARRANTY DEED

RE-RECORD

Davidson County DEEDWARR
Recvd: 08/03/04 15:16 3pgs
Fees:17.00 Taxes:0.00
20040803-0093011

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 [signature] Attorney in Fact
John Hemmings

Jerry C. Pendergrass By [signature] 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

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

BEING a 2.98 , more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, said tract further described as being a portion of Reserved Parcel "D" on the plan of Bellevue Manor as of record in Book 3600, page 32, Register's Office of Davidson County, Tennessee and being the property conveyed to Paul M. Nicholson as of record in Book 5332, page 451, Register's Office of Davidson County, Tennessee and being more particularly described according to a survey by William C. Abbott, Jr., dated May 6, 1983, as follows:

BEGINNING at a concrete monument, said monument further described as being the common rear corner of Lots 12, 13, 28 and 29 on the aforesaid Bellevue Manor; thence running with line dividing Lot 12 and Reserved Parcel "D" South 27 degrees 22 minutes 00 seconds West a distance of 492.29 feet to an existing concrete monument; thence South 65 degrees 53 minutes 30 seconds West a distance of 57.00 feet to an iron pin set in the rear line of Lot 11 on the said plan of Bellevue Manor; thence leaving the rear line of Lot 11 and running with the easterly line of the property conveyed to Ted Raper as of record in Book 5330, page 603, Register's Office of Davidson County, Tennessee North 19 degrees 32 minutes 40 seconds West a distance of 457.47 feet to an existing Iron Pin in the line dividing the said Reserved Parcel "D" from the Willie K. Davis property as of record in Book 5409, page 24, Register's Office of Davidson County, Tennessee; thence with the line dividing the said Reserved Parcel "D" and the Davis property North 71 degrees 51 minutes 00 seconds East a distance of 161.88 feet to an existing Iron Pin; thence North 39 degrees 29 minutes 40 seconds East a distance of 152.80 feet to an existing Iron Pin; thence leaving the line dividing the said Reserved Parcel "D" and the Davis property and running with the Southerly line of the Ted R. Potter property as of record in Book 5219, page 712, Register's Office of Davidson County, Tennessee, South 52 degrees 23 minutes 00 seconds East a distance of 227.70 feet to the point of beginning, containing 2.98, more or less, acres.

INCLUDED but EXCLUDED from the above tract of land is a right of way easement across the westerly and northerly part of premises also together with right to the use and maintenance of a right of way across the adjoining property as set out in instrument of record in Book 5371, page 554, Register's Office for Davidson County, Tennessee.