PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/05/04 16:13 2pgs
Fees:13.00 Taxes:3145.00
20041005-0120143

W & I Ref:(gj) Title No: 45916
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anne E. Ragsdale, Trustee 3544 Trimble Road Nashville, Tennessee	SAME

TAX MAP-PARCEL NUMBERS: 131-05-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Dee Ralston**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Anne E. Ragsdale, Trustee of the Richard E. Ragsdale Unified Credit Trust for the benefit of Bethany Corrieri under Trust Agreement dated December 30, 1992, and her successors in trust, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lindawood Drive, at the common corner of Lots Nos. 1 and 3 of said Subdivision; thence eastwardly with the line between said two lots, 170 feet to a point; thence southwardly with the line between Lots 1 and 2, 240.02 feet to a point in the northerly margin of Trimble Road; thence with the margin of same, westwardly 140 feet to a point, the beginning of a curve with a radius of 25 feet; thence northwestwardly around said curve 38.7 feet to a point in the easterly margin of Lindawood Drive; thence northwardly with the margin of same, 212 feet to the point of beginning,

Being the same property conveyed to Michael A. Ralston and wife, Amy W. Ralston by deed from Robert J. Moody and wife, Bonnie A. Moody of record in Book 6936, page 320, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7065, page 527, said Register's Office, Amy Witt Ralston conveyed her interest in subject property to Michael Anthony Ralston. By Quitclaim Deed of record in Book 8799, page 729, said Register's Office, Michael A. Ralston conveyed his interest in subject property to Mary Dee Ralston.

Michael A. Ralston, spouse of Mary Dee Ralston, joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 10 and 11, said Register's Office, which Plan shows a 100 foot minimum building setback line from Trimble Road and a 50 foot minimum setback line from Lindawood Drive and a 10 foot easement for public utility purposes along the northerly line(s).

This is improved property, known as: 3544 Trimble Road, Nashville,, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of October, 2004.

Mary Dee Ralston

Michael A. Ralston

State of TENNESSEE
County of DAVIDSON

On this 4th day of October, 2004, before me the undersigned authority, personally appeared Mary Dee Ralston and Michael A. Ralston, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Sworn and subscribed before me this the 4th day of October, 2004.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. July 21, 2007

Notary Public