Davidson County DEEDWARR
Recvd: 11/03/04 09:04 2pgs
Fees:13.00 Taxes:51.80
20041103-0132185

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Michael Craddock, Jr.	Michael Craddock, Jr.	34-10-31
222 Shakespeare Avenue	4414 Brush Hill Road	
Madison, TN 37115	Nashville, TN 37216	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Velna Ragsdale,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 02P-1263** unto the Grantee, **Michael Craddock, Jr.**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Velna Ragsdale a/k/a P. Ragsdale**, described as follows:

Lot 12 and 13, BLOCK F, EDENWOLD CITY, THE INDUSTRIAL CITY REALTY CORPORATION'S Subdivision, as shown on plat of record in Plat Book 421, page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas E. Ragsdale and wife, P. Ragsdale by Warranty Deed from Mrs. Rosa B. Gaines, recorded in Deed Book 2277, Page 393 in the Register's Office of Davidson County, Tennessee. Said P. Ragsdale is one and the same as Velna Ragsdale. Said Thomas E. Ragsdale having predeceased Velna Ragsdale.

Said Property is conveyed subject to any and all restrictions and easements of record.

This is unimproved property known as 222 Shakespeare Avenue, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Velna Ragsdale** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of October 2004.

Peggy D. Mathes

Peggy D. Mathes, Administrator

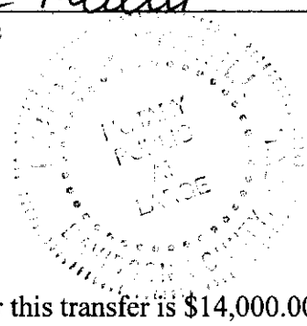
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October 2004, before me personally appeared, Peggy D. Mathes, Administrator of the **Estate of Velna Ragsdale** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Velna Ragsdale**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 26th day of October 2004.

My commission expires: 5/28/06

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 2004.

Notary Public

My Commission Expires: 5/28/06

