Davidson County DEEDWARR
Recvd: 11/17/04 14:32 2pgs
Fees:13.00 Taxes:444.00
20041117-0138249

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA C. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 200
05-0411-61958

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherry A. Crossfield	Prime Trust Bank	021-00-0-184
6199 Eatons Creek Road	7651 Highway 70S, Second Floor	
Joelton TN 37080	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dwight W. Ragsdale and wife, Sarah Ragsdale, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherry A. Crossfield , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the intersection of the southerly margin of Rawlings Road and the westerly margin of Eatons Creek Road; thence with the westerly margin of Eatons Creek Road, S 3 deg. 00' West 301.0 Feet to an iron pin at the northeast corner of the property conveyed to James R. Brown and wife, Nancy J. Brown, by deed from W. T. Johns of record in Book 4923, page 280, Register's Office for Davidson County, Tennessee; thence with Brown's northerly boundary N 87 deg. 00' West 194.40 feet to an iron pin; thence N 3 deg. 00' East 301.0 feet to an iron pin in the southerly margin of Rawlings Road; thence with the southerly margin of Rawlings Road, S 87 deg. 00' East 194.40 feet to the point of beginning, containing 1.34 acres, more or less.

Being the same property conveyed to Dwight W. Ragsdale and wife, Sarah Ragsdale by deed from Guy Johns and wife, Mary J. Johns, dated 4/7/98, recorded 4/8/98, of record in Book 10878, Page 39, Register's Office for Davdison County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6199 Eatons Creek Road, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of November, 2004.

Dwight W. Ragsdale

Sarah Ragsdale

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON, aak Notary

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dwight W. Ragsdale and Sarah Ragsdale, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Hendersonville~~ Goodlettsville, TN, this 15th day of November, 2004. aak Notary

State of Tennessee at Large

My Commission expires

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006