

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF **FEBRUARY, 2005**.

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEEDEE BRICKNER	**SAME**	**61-16-289**
(NAME) **4016 COPELAND DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/10/05 14:42 2 pgs
Fees:13.00 Taxes:192.40

20050210-0015671

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LILA M. RAGGETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEEDEE BRICKNER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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, being Lot No. 34 on the Plan of Block "D", of Re-subdivision of Sunnymeade, Unit No. 1- Subdivision of Sunnymeade-Unit No. 2 of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lila M. Raggett from Michael Rory Hall, single, by deed of record in Book 6845, page 909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 974, pages 56 and 57, sanitary sewer easement of record in Book 4071, page 1, joint driveway easement of record in Book 3974, page 678, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1312 ARDEE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 10 day of **February 2005.**

Lila M. Raggett
By Edward Jan Raggett

LILA M. RAGGETT
BY: EDWARD JAN RAGGETT, ATTORNEY IN FACT FOR LILA M. RAGGETT

Lila M. Raggett
by Lila Jean Jamborsky

LILA M. RAGGETT
BY: LILA JEAN JAMBORSKY, ATTORNEY IN FACT FOR LILA M. RAGGETT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD JAN RAGGETT, Attorney-In-Fact for LILA M. RAGGETT and LILA JEAN JAMBORSKY, Attorney-In-Fact for LILA M. RAGGETT** to me known (or proved to me on the basis of satisfactory evidence,) to be the persons who executed the foregoing instrument on behalf of **LILA M. RAGGETT**, and who acknowledged that they executed the same as the free act and deed of **LILA M. RAGGETT**.

Witness my hand and official seal at Nashville, Tennessee this 10th day of **February 2005.**

My Commission expires: **September 22, 2007**

Deborah J. Cole
Notary Public

DEBORAH J. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.