THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23859-02-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 22nd day of February, 2005. Notary Public My Commission Expires: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

WARRANTY DEED

Address New Owner: Richard L. Short, Dana O. Short 5041 Ragland Drive Nashville, TN 37220	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.146.10-0 Parcel No. 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry W. Weathers and Kaye T. Weathers**, husband and wife ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Richard L. Short and Dana O. Short, husband and wife,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5041 Ragland Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of February, 2005.

Jerry W. Weathers Kaye T. Weathers

Jerry W. Weathers Kaye T. Weathers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerry W. Weathers and Kaye T. Weathers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2005.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 03/11/05 09:20 2 pgs
Fees:13.00 Taxes:962.00
20050311-0026999

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Ragland Estates, as of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry W. Weathers and wife, Kaye T. Weathers by deed dated 7/31/85 from Van Kermit Long and wife, Maylene B. Long of record in Book 6621, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2663, page104, Register's Office for Davidson County, Tennessee.