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. 24000-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $337,500.00. Affiant Subscribed and sworn to before me this 8th day of April, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen C. Baird Heather C. Baird 309 Davidson Road Nashville, TN 37205	First Horizon Home Loan Corp. P.O. Box 630148 Mail Code TMS Irving, Texas 75063	Map No.116.05-0 Parcel No. 001.00

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, **Virginia Wayne Ragsdale as devisee under the will of Esther Lene Hartley, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen C. Baird and wife, Heather C. Baird** ("Grantee"), its 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 309 Davidson Road, Nashville, TN 37205

Thomas Ragsdale, the spouse of Virginia Wayne Ragsdale, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Virginia Wayne Ragsdale.

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 8th day of April, 2005.

Virginia Wayne Ragsdale

Virginia Wayne Ragsdale

Thomas Ragsdale

Thomas Ragsdale

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 8th day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/13/05 15:51 2 pgs
Fees:13.00 Taxes:1248.75

20050413-0041399

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Meade Village Tract Section B, as of record in Book 1835, page 75, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Milton S. Hartley and wife, Esther Lene Hartley by deed dated June 1, 1953 from Norman W. Griswold, Jr. and wife, Josephine V. Griswold of record in Book 2149, page 41, Register's Office for Davidson County, Tennessee. Milton S. Hartley having predeceased Esther Lene Hartley, who died on March 30, 2004. By will of record in Will Instrument No. 5613/1478451, Davidson County Probate Court Clerk's Office, subject property was devised to Virginia Wayne Ragsdale.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 1835, page 75, Register's Office for Davidson County, Tennessee.