This instrument prepared by:
Brenda R. Lehman
Attorney at Law and employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-819038**

Davidson County DEEDWARR
Recvd: 05/19/05 11:28 3 pgs
Fees:18.00 Taxes:3548.30

20050519-0056606

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of May, 2005**, by and between **Johnna B. Watson, an unmarried woman** parties of the first part, and **Ben David Ragsdale and wife, Linda Carol Ragsdale**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 133, BRANDYWINE FARMS, SECTION 4, as shown on plat of record in Plat Book 3700, Page 108, 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 Johnna B. Watson by Warranty Deed from Edward L. Sellars and wife, Barbara H. Sellars of record in Instrument No. 20040908-0108511, in the Register's office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **054-10 2.00**
X Improved OR
Unimproved property located at: **104 Kennett Road, Old Hickory, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and

convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Johnna B. Watson

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Johnna B. Watson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Sixteenth day of May, 2005.**

Notary Public

My Commission Expires: 9-23-08

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

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Owner's Name: **Ben Ragsdale**

and Address: 801 RIVERSIDE DRIVE
OLD HICKORY, TN 37138

Mail tax bills to Same.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**959,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of May, 2005.**

Notary Public

My Commission Expires: 9-23-08

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON