Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$105,000.00~~ XXXXXXX 103,000.00

Affiant

Subscribed and sworn before me this 29th day of July, 2005.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/22/2008

Davidson County DEEDWARR
Recvd: 08/01/05 15:10 2 pgs
Fees:13.00 Taxes:381.10

20050801-0089849

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyson Laemmel	Countrywide Home Loans, Inc.	26-6-16
132 Habersham Court	3011 Armory Dr., Suite 120	
Goodlettsville, TN 37209	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William H. Ragan, II and wife Charlotte J. Ragan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tyson Laemmel, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 16 on the resubdivision of Windsor Green, Phase I, Section 1 of record in Book 6250, page 374, said Register's Office and more particularly described as follows as metes and bounds:

Beginning at a point in the easterly margin of Windsor Trace, said point being a common corner amount Lots 16, 17 and 19 on said plan; thence with the margin of said Trace North 21 deg. 11'23" West 60.01 feet to a point, which point beginning at a curve; thence with said curveyin a Northeast direction 39.27 feet to a point in the southerly margin of Habersham Court; thence said Court North 68 deg. 48'37" East 37.09 feet to a point, said point using a common corner between Lots 15 and 16 on said plan; thence with the common boundary line between said Lots South 19 deg. 55'15" East 70.42 feet to a point; thence continuing with said common boundary line Lots 15 and 16, on said plan South 28 deg. 57'43" West 35.14 feet to a point in the North boundary line of Lot 19 on said plan; thence with the common boundary line between Lots 16 and 19 on said plan South 68 deg. 48'37" West 33.30 feet to the point of beginning.

Being the same property conveyed to William H. Ragan, II and wife, Charlotte J. Ragan by deed from Harold F. Grace and wife, Patricia C. Grace dated September 27, 2001 and recorded as Instrument Number 20011009-0110076, Register's Office for said County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 132 Habersham Court, Goodlettsville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. 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 successors, 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 the 29th day of July, 2005.

William H. Ragan, II

Charlotte J. Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. Ragan, II and Charlotte C. Ragan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2005.

My commission expires:
2-21-07

Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public