Davidson County DEEDWARR
Recvd: 08/15/05 12:54 2 pgs
Fees:13.00 Taxes:875.05

20050815-0096289

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN05206

ERWIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of August, 2005

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Ragsdale **1523 Forrest Avenue** **Nashville, TN 37206**	**Bank of America** **1400 Best Plaza Drive** **Richmond, VA 23227**	**083-10-015**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael J. Thoma and wife, Kimberly D. Thoma

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Ragsdale and wife, Lorraine Ragsdale

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 66 and the easterly 7.8 feet of Lot No. 65 on the map of Subdivision of the A.V.S. Lindsley 29 Acre Tract as shown on plat of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 and the easterly 7.08 feet of Lot No. 65 and front 49.4 feet on the north margin of Forrest Avenue and extend back 150.0 feet on the east line and 150.0 feet on the west line to a dead line in the rear measuring 50.4 feet thereon.

Being the same property conveyed to Michael J. Thoma and wife, Kimberly D. Thomas, by Warranty Deed from Cheryl M. Casner, unmarried, dated 8-29-01 and recorded 9-07-01 in Instrument No. 20010907-0097064, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1523 Forrest Avenue, Nashville, TN 37206**
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 and assigns forever, and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 10th day of August, 2005.

Michael J. Thoma by Cindy Evans, Attorney-in-fact

Michael J. Thoma by Cindy Evans, Attorney in Fact of record in Instrument Number
20050815-0096288

Kimberly D. Thoma by Cindy Evans, Attorney-in-fact

Kimberly D. Thoma by Cindy Evans, Attorney in Fact of record in Instrument Number
20050815-0096288

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Thoma and wife, Kimberly D. Thoma the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this th day of August, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

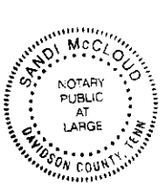
Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of August, 2005, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Michael J. Thoma and wife, Kimberly D. Thoma as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Michael J. Thoma and wife, Kimberly D. Thoma

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

Commission Expires:_____ Sandi McCloud
Notary Public



NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE