MAP AND PARCEL:
135-14A-25

This Instrument Prepared
From Information Furnished
by the Parties by:
David G. Bolin, Attorney
304 South Lowry
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNERS

Carnell Ragland and Annetta Ragland
301 Bristol Mountain Ct
Antioch, TN 37013

NAME AND ADDRESS OF PERSON PAYING TAXES

Titan Mortgage Company, L.L.C.
4825 Trousdale Drive, Suite 203
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 09/21/05 08:05 2 pgs
Fees:13.00 Taxes:629.00
20050921-0113255

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 ($170,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged.

Glenda Tetley, an unmarried woman, has bargained and sold and does hereby transfer and convey unto Carnell Ragland and Annetta Ragland, husband and wife, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

SITUATED in Davidson County, Tennessee and without the corporate limits of the City of Antioch, Tennessee and being known and designated as all of Lot Number Twenty Five (25) of PHASE TWO, PINNACLE POINT SUBDIVISION, as the same appears of record in Plat Book 6900, Pages 140 and 141 in the Register's Office of Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Glenda Tetley, an unmarried woman, by deed of record as Instrument Number 200005080046068, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate govern mental body, utility and/or health department as shown on subdivision plat of record in Plat Book 6900, Page 140 and 141; Restrictive Covenants of record in Book 7032, Page 733, and in Book 7067, Page 739 and instrument number 200105040046; Charter of Homeowners Association of record in Book 7058, Page 234, By-laws of record in Book 7032, Page 761; Easements of record in Book 6594, Page 983, Book 6825, Page 683, Book 6803, Page 287 and Book 6865, page 79; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantees herein, their heirs and assigns, forever.

And, Grantor does covenant with the said Grantees herein that she is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as above noted. The 2005 property taxes will be prorated between the parties to date.

And, Grantor does further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomever.

Possession of the property herein sold will be given to the grantees with deed.

IN WITNESS WHEREOF, Grantor has executed the foregoing on this 15th day of September, 2005.

Glenda Tetley

State of Tennessee

Rutherford County

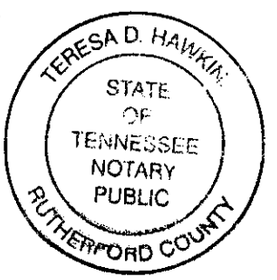
Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Glenda Tetley, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 15th day of September, 2005.

Teresa D. Hawkins

Notary Public

My Commission Expires: 2/18/08



State of Tennessee

Davidson County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $170,000.00.

Glenda Tetley

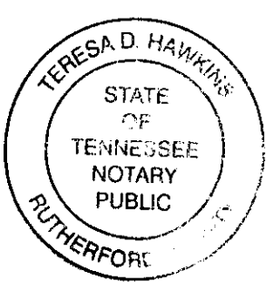
Affiant

Sworn to and subscribed before me this
15th day of September, 2005.

Teresa D. Hawkins

Notary Public

My Commission Expires: 2/18/08



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