WARRANTY DEED

The actual consideration or value for this transfer is $ 87,500.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Rutherford }

SWORN TO AND SUBSCRIBED before me this 16th day of SEPTEMBER , 2005.

NOTARY PUBLIC
My Commission Expires: 3-25-06

Jennifer R. Pierce Notary Public At Large Davidson County

Davidson County DEEDWARR
Recvd: 10/11/05 13:42 2 pgs
Fees:13.00 Taxes:323.75

20051011-0122562

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05090001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lindsey B. Dorris, 219 Rayon Drive Old Hickory, TN 37138	GMAC mtg, 100 Witmer Rd Horsham, PA 19044-0963	44-09-0 / 18.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Lindsey B. Dorris, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **LINDA GARRISON RAGSDALE**, and husband, **BEN RAGSDALE**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

LINDSEY B. DORRIS, the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 247 on the Map of Rayon City as recorded in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Garrison Ragsdale by Quitclaim Deed from Patricia Cauthern Garrison, dated December 15, 1995, of record in Book 9897, page 27, Register's Office for Davidson County, Tennessee. Ben Ragsdale executes this document to convey any right he may have in the property, marital or otherwise.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 219 Rayon Drive, Old Hickory, TN. 37138.

Witness our hands this 16 day of SEPTEMBER, 2005.

Linda Garrison Ragsdale

Ben Ragsdale

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Linda Garrison Ragsdale and Ben Ragsdale 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 Old Hickory, Tennessee this 16 day of SEPTEMBER, 2005.

NOTARY PUBLIC

My Commission Expires 11-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC 11-22-08 LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: **Linda Garrison Ragsdale**
and husband,,
Ben Ragsdale

To: **Lindsey B. Dorris**

Property:

219 Rayon Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
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&
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