Record + Return: Smith Shuler Assoc
846 Conference Dr Ste 4
Gallatin, TN 37072

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44185

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/05 10:53 2 pgs
Fees:13.00 Taxes:384.80
20051013-0123455

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th DAY OF SEPTEMBER, 2005.**

Notary Public

DANA P. MASON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

MY COMMISSION EXPIRES: 3-11-09

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MELANIE L. COSS **2120 Mullen Circle** **Nashville, TN 37217**	SAME AS NEW OWNER	**149-1-A-31** **2DX 7497**

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, **I, ANNETTA RAGLAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE L. COSS and KEITH C. COSS**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Lot No. 31, Final P.U.D. Plan, Phase II, on the Plan of Mullen Valley, as of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Annetta Ragland by deed from Derrick M. McDaniel of record in Book 11696, page 291, Register's Office for Davidson County, Tennessee. The said Carnell Ragland, husband of Annetta Ragland, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This property is improved (X) known as 2120 Mullen Circle, Nashville, Tennessee 37217

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 15 day of September, 2005.

X Annetta Ragland
ANNETTA RAGLAND

X Carnell Ragland
CARNELL RAGLAND

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANNETTA RAGLAND and husband, CARNELL RAGLAND, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006