Davidson County DEEDWARR
Recvd: 10/17/05 11:42 2 pgs
Fees:13.00 Taxes:917.60

20051017-0124868

WARRANTY DEED

P-BRR-05-2945

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2005.

Notary Public

My Commission Expires May 24, 2009

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter C. Ragsdale	New Owner (NAME)	
2945 Glenway Drive	2945 Glenway Dr (ADDRESS)	142.16-OC-52.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLIFFORD J. VAUGHN AND WIFE, MARY S. VAUGHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PORTER C. RAGSDALE AND WIFE, CELESTE B. RAGASDALE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Devon Glen, Phase II, a Planned Unit Development, as of record in Book 7900, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clifford J. Vaughn and wife, Mary S. Vaughn by deed from Alan Darrell Valentine, unmarried, dated July 16, 2002 and filed of record as Inst. No. 20020718-0086543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Mary S. Vaughn is a/k/a Mary Stairs Vaughn

unimproved ( )
This is improved (X) property, known as 2945 Glenway Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of October, 2005.

Clifford J. Vaughn

Clifford J. Vaughn

Mary S. Vaughn by:

Mary S. Vaughn, A/K/A Mary Stairs Vaughn
by: Clifford J. Vaughn, her Attorney-in-Fact

Clifford J. Vaughn her atty in fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clifford J. Vaughn, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mary S. Vaughn and acknowledged that he executed the same as the free act and deed of the said Mary S. Vaughn, A/K/A Mary Stairs Vaughn

Witness my hand and official seal, this the 7th day of October, 2005.

Carol A. Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Clifford J. Vaughn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of October, 2005.

Carol A. Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959