This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050891

Davidson County DEEDWARR
Recvd: 01/03/06 09:31 3 pgs
Fees:18.00 Taxes:315.98
20060103-0000222

Send Tax Bills To:
Ryan I. Ring
218 West Cedar St.
Goodlettsville, TN 37072

New Owner is:
218 West Cedar St.
Goodlettsville, TN 37072

MAP: 25-04-39.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dawn Michelle Dilleha Ragsdale and Christopher Lee Ragsdale**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ryan I. Ring,** UNMARRIED MAN , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of W.C. Moncrief's Subdivision of the Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J.R. Scott, Surveyor, October 24, 1944, as follows:

BEGINNING on the southerly margin of Cedar Street at a point 150 feet east of the northeast corner of the property conveyed to T.J. Gober and wife, by deed from W.C. Moncrief & Company, Inc., of record in Book 1383, Page 528, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with the southerly margin of said Street eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 150 feet; thence westwardly 75 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 150 feet to the beginning.

Being the same property conveyed to Dawn Michelle Dilleha Ragsdale and Christopher Lee Ragsdale by Warranty Deed from Ernest Allen Dilleha and wife, Esther Dilleha, reserving unto us a life estate for and during our natural lives dated May 17, 1988, recorded May 18, 1988, in Book 7546, page 590, Register's Office for Davidson County, Tennessee. Ernest Allen Dillha died January 11, 1992 and Ester Elis Dilleha died October 29, 2005 thus removing their life estate intrest.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of December, 2005.

GRANTOR:

Dawn Michelle Dilleha Ragsdale

Christopher Lee Ragsdale

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dawn Michelle Dilleha Ragsdale and Christopher Lee Ragsdale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of December, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES JULY 10, 2008

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $85,400.00.

Affiant

SWORN TO and subscribed
before me this 28th day of
December, 2005

NOTARY PUBLIC

My commission expires:
MY COMMISSION EXPIRES ON
MAY 28, 2007

STACY N. STIDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY