Davidson County DEEDWARR
Recvd: 01/06/06 10:50 2 pgs
Fees:13.00 Taxes:525.40

20060106-0002204

This instrument was prepared by:

Overland Title Company, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $142,000.00.

Daniel B Oldham
Affiant

Notary Public

Address of New Owner:

Daniel B. Oldham
804 Ragsdale Court
Nashville, TN 37214

Send Tax Bills to:

Daniel B. Oldham
219 Robin Hill Road
Nashville, TN 37205

Map-Parcel Numbers:

108-4-A-57.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Nagy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel B. Oldham**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of The First Revision, Villages of Larchwood, Phase II, Section II, as shown by plat appearing of record in Plat Book 9700, Page 627, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul Hines and John Nagy, unmarried persons by Warranty Deed from Jack Williams Construction Co., Inc. dated 10/05/98 of record in Book 11156, Page 796, and being further conveyed to John Nagy by Quitclaim Deed dated 5/28/02 from Paul Hines of record in Instrument No. 20020613-0072052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 9700, Page 627, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Ragsdale Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of December, 2005

John Nagy by Tim Caldwell, Attorney-in-fact

STATE OF Tennessee

COUNTY OF Williamson

On this 28th day of December, 2005, before me personally appeared Tim Caldwell, 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 John Nagy, and acknowledged that [s]he executed the same as the free act and deed of John Nagy.

Witness my hand, at office, on this 28th day of December, 2005.

Notary Public

My Commission Expires: _____

(SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Jan. 26, 2006