03

Rudy Title

48-A

Davidson County DEEDWARR
Recvd: 03/09/06 15:10 3 pgs
Fees:18.00 Taxes:677.10

20060309-0027802

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

Send Tax Bills To:
1ST TRUST BANK FOR SAVINGS
P.O. BOX 17257
MEMPHIS, TN 38187-0257

New Owner is:
Sandra Raggett
8037 Settlers Way
Nashville, TN 37221

MAP: 126-15-A
PARCEL: 66.00 CO

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, **Colleen K. Harvey, Jenise C. Bills, Karen S. Harvey, and Kenneth B. Neighbors**, *ALL UNMARRIED hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sandra Raggett** , 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:

Being Lot No. 278, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate

Being the same property conveyed to Colleen K. Harvey, married by deed from Fox Ridge Homes, Inc. dated January 29th, 1996, recorded on February 6, 1996 in Book 9938, Page 972 in the Register's Office for Davidson County, Tennessee and conveyed to Colleen K. Harvey by deed from Samuel W. Harvey dated January 29th, 1996, recorded on February 6, 1996 in Book 9938, Page 975 in said Register's Office and conveyed to Colleen K. Harvey and Kenneth B. Neighbors by Quitclaim Deed from Colleen K. Harvey dated May 19, 1999 and recorded on June 8, 1999 of record in Book 11518, Page 563 in said Register's Office and conveyed to Colleen K. Harvey and Karen S. Harvey by Quitclaim Deed from Colleen K. Harvey dated June 29, 2000, recorded on August 9, 2000 in Instrument No. 200008090079011 in said Register's Office and Being the same property conveyed to Colleen K. Harvey and Jenise C. Bills by Quitclaim Deed from Colleen K. Harvey dated June 29, 2000, recorded August 9, 2000, in Instrument No. 200008090079012, Register's Office for Davidson County, Tennessee

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.

CKH JCB, KBN, KSH.
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 17th day of February, 2006.

GRANTOR:

Colleen K. Harvey

Colleen K. Harvey

Karen S. Harvey
KAREN S. HARVEY

~~**Jenise C. Bills**~~ **by Colleen K. Harvey as Attorney-in-Fact**

Jenise C. Bills
Jenise C. Bills

~~**Karen S. Harvey**~~ **by Colleen K. Harvey as Attorney-in-Fact**

* 20060309-0027799
20060309-0027800
20060309-0027801

Kenneth B. Neighbors

Kenneth B. Neighbors by Colleen K. Harvey as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Colleen K. Harvey** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jenise C. Bills, Karen S. Harvey, and Kenneth B. Neighbors,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and Seal, this the 17th day of February, 2006.

PEGGY S. HULL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25, 2009

Peggy S. Hull
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Colleen K. Harvey**, 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 17th day of February, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Marina S. Runker
Affiant

SWORN TO and subscribed before me this 17th day of February, 2006.

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My commission expires:

7-25-09