This Instrument Prepared By:

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Davidson County DEEDQC
Recvd: 05/01/06 15:26 2 pgs
Fees:13.00 Taxes:370.00
20060501-0049967

QUIT CLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Richard D. Ragan c/o Southern Roofing of TN 411 39th Avenue, North Nashville, Tennessee 37209	Same	Tract I Map No. 91-12-0 Parcel No. 281 Tract II Map No. 91-12-0 Parcel No. 297

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00.

Affiant

MICHAEL K. RADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 18th day of April, 2006.

Notary Public

My Commission Expires: 7/21/07

THIS INDENTURE is made as of the 18th day of April, 2006, by and between and Michael J. Ragan (hereinafter "Grantor") and Richard D. Ragan ("Grantee").

WITNESSETH:

THAT for and in consideration of the sum of One Hundred Thousand and no/100 ($100,000.00) Dollars and for other good and valuable consideration in hand paid, Grantor has this day granted, bargained, sold, conveyed, remised, released and quitclaimed, and does hereby grant, bargain, sell, remised, release and quitclaim unto Grantee the following described premises, located in Davidson County, Tennessee, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee, and also including a portion of 39th Avenue North, as closed by Ordinance No. 085-939 of the Metropolitan Government of Nashville and Davidson County, described as follows:

Beginning at a point in the northerly margin of Alabama Avenue, the common corner of Lots Nos. 17 and 18 on said Plan; thence North 150 feet to the southerly right of way of Interstate 40; thence east 63.4 feet to a point; thence north 16 feet; thence east 25 feet; thence south 166

feet to a point to the northerly margin of Alabama Avenue; thence west with the margin of said Avenue, 86.8 feet to the point of beginning.

Being the same property conveyed to Richard D. Ragan and Michael J. Ragan by installment Deed from Norman W. Ginsberg of record in Book 7593, page 808, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee.

Said lot fronts 61.3 feet on the southerly margin of Alabama Avenue and runs back between parallel lines with the westerly margin of 39th Avenue, North, 150 feet to an alley on which it measures 59.7 feet.

Being the same property conveyed to Richard D. Ragan and Michael J. Ragan, as tenants in common, by Deed from Herbert L. Buchanan, Jr., Trustee, of record in Book 7433, page 162, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Richard D. Ragan and Michael J. Ragan by Quitclaim Deed from Nashville Associated Contractors, Incorporated of record in Book 7519, page 262 and re-recorded in Book 7656, page 251, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has hereunder set his hand the day and year first above written.

GRANTOR

Michael J. Ragan

MICHAEL K. RADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county, the within named bargainor, Michael J. Ragan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of April, 2006.

Notary Public

My Commission Expires: 7/21/07