WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2006

(AFFIX SEAL)

ET-06-0290

Davidson County DEEDWARR
Recvd: 05/04/06 10:22 2 pgs
Fees:13.00 Taxes:436.23

20060504-0051862

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Ragan	Cumberland Bank Mortgage	
917 Algonquin Court	(NAME) 810 Crescent Centre Dr.; Suite 320	162-030-366 00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAD BROADBENT AND CRAIG SANFORD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN J. RAGAN AND WIFE, LESLIE G. RAGAN, hereinafter called the Grantees, 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. 86 on the Plan of Haywood Hills, Section 5, as of record in Plat Book 4675, page 143, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Chad Broadbent and Craig Sanford by Special Warranty Deed from Bank One, National Association, as Trustee, executed on October 26, 2005, of record at Instrument No. 20051104-0133941, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Bank One, National Association, as Trustee, of record in at Instrument No. 20050523-00577919, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Sandra and Stan Goodman by Deed from Sandra Grizzard, filed for record on September 15, 1999, in Book 11672, page 637, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 917 Algonquin Court, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of April, 2006.

Chad Broadbent

Craig Sanford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad Broadbent and Craig Sanford, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2006.

My Commission Expires: 7-29-06

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of April, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122