Davidson County DEEDWARR
Recvd: 06/07/06 15:16 3 pgs
Fees:18.00 Taxes:8140.00

20060607-0067805

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2006. Notary Public My Commission Expires: 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Arthur G. Weiss 415 Jackson Boulevard Nashville, TN 37205	Send Tax Bills To: Arthur G. Weiss 3060 Peachtree Rd #1855 Atlanta, GA 30305	Map-Parcel Number: 116-14-0 139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES B. RAGLAND, JR. AND EVELYN CLAIRE MCKNIGHT,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ARTHUR G. WEISS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of the northerly part of Lot No. 44, all of Lot Nos. 45 and 46 and the southeasterly part of Lot No. 47, on the Plan of W. S. Bransford's Subdivision of record in Book 547, page 133, as of record in Book 4955, page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James B. Ragland by deed from Jean Morgan Ewing and husband, Samuel Cecil Ewing, of record in Book 2143, page 474, Register's Office for Davidson County, Tennessee. James B. Ragland aka James Black Ragland having since died. The Last Will and Testament of James Black Ragland, Docket No. 97867, Probate Office for Davidson County, Tennessee, devised the subject property to his wife, Evelyn Kingins Ragland. Evelyn Kingins Ragland having since died. The Last Will and Testament of Evelyn

Kingins Ragland, Docket no. 05P-1457, Probate Office for Davidson County, Tennessee, devised the subject property to her children, James B. Ragland, Jr. and Evelyn Claire McKnight.

Claire Ragland McKnight and Evelyn Claire McKnight being one and the same person.

The subject property is not the usual place of residence of the Grantors or their spouses, if any.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plans of record in Book 547, page 133, and Book 4955, page 7, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Jackson Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of June, 2006.

James B. Ragland, Jr. by: Baker Walker, his attorney in fact

James B. Ragland, Jr.

By: Baker Walker, his attorney in fact

Evelyn Claire McKnight by: Baker Walker, her attorney in fact

Evelyn Claire McKnight

By: _____

Baker Walker, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BAKER WALKER** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for James B. Ragland, Jr., of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of June, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BAKER WALKER** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Evelyn Claire McKnight, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of June, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007