THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/10/06 15:35 2 pgs
Fees:13.00 Taxes:517.70
20060710-0082722

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
THADEUS RAGAN 1661 SW 32ND PLACE MIAMI, FLORIDA 33145	SAME	176-5-0.500

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Shannon O Bible, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Thadeus Ragan, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Described property in Davidson County, Tennessee being Lot No. 80 on the Plan of Hickory Woods East, Section 1, as of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Shannon O. Bible, married from Randy L. Gage by deed dated 8/17/01 of record in Instrument No. 20010821-0090240, said Register's Office.

This is improved property known as: 4901 Hickory Woods East, Antioch, Tennessee 37013.

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 do 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 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 30th day of JUNE, 2006.

Shannon O Bible

SHANNON O BIBLE

Trevor Bible

TREVOR BIBLE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon O Bible and Trevor Bible with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30th day of JUNE, 2006.

Sondra Kirby

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/30/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,920.00.

Affiant

Subscribed and sworn to before me this 30th day of JUNE, 2006.

Sondra Kirby

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/30/08