Davidson County DEEDWARR
Recvd: 07/21/06 15:00 2 pgs
Fees:13.00 Taxes:495.80

20060721-0088376

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2006.

Notary Public
My commission expires: 02/22/09

03-0606-33806

Address of New Owner:	Send Tax Bills to:	Tax Information
Kingsbury System, LLC 5408 Sunnyvale Road Antioch, TN 37013	New Owner	176-05-0-A-043

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald W. Ragin and wife, Jackquline Ragin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kingsbury System, LLC, hereinafter called the Grantees, their successors and assigns, a 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. 60, on the Plan of Hickory Woods, Section C, of record in Book 6900, Pages 885-887, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Donald W. Ragin and Jackquline Ragin by deed from Holigan Homes Tennessee, Ltd., dated 9-25-98, of record in Book 11131, Page 862, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5408 Sunnyvale Road, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of June, 2006.

Donald W. Ragin
By: Bianca Basch, Atty in Fact

Jackquline Ragin
By: Bianca Basch, Atty in Fact

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 Bianca Basch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Donald W. Ragin and Jackuline Ragin, and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2006.

Commission expires 2/22/09

Notary Public

