WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

James P. O'Dowd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. O'DOWD	SAME	MAP 90-08 PARCEL 149
(NAME)	(NAME)	
811 Sawyer Bend Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM H. RAGAN II, and wife, CHARLOTTE RAGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. O'DOWD, and wife, SANDRA A. O'DOWD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 11 on the plan of Subdivision of Lot Nos. 28 & 30 of the B. F. Cockrill Estates of record in Book 332, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William H. Ragan, II and wife, Charlotte Ragan, by deed of record in Instrument No. 20050805-0092138, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Instrument No. 20050805-0092139, Register's Office for Davidson County, Tennessee; which Grantees promise to pay and agree to hold Grantors harmless from same.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 708 CROWLEY DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JPD Sole With CR

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 our hands this 21st day of July, 2006.

James P. O'Dowd
JAMES P. O'DOWD

Sandra A. O'Dowd
SANDRA A. O'DOWD

William H. Ragan, II
WILLIAM H. RAGAN II

Charlotte S. Ragan
CHARLOTTE RAGAN

Davidson County DEEDWARR
Recvd: 07/26/06 09:36 2 pgs
Fees:13.00 Taxes:532.80

20060726-0089932

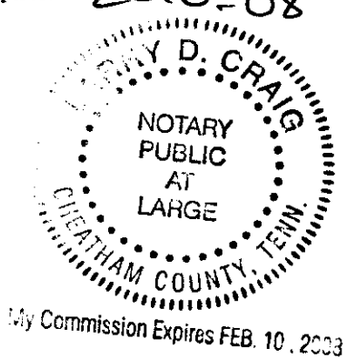
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, WILLIAM H. RAGAN II, and wife, CHARLOTTE RAGAN AND JAMES P. O'DOWD AND WIFE, SANDRA A. O'DOWD, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/21/2006.

Commission expires: 2-10-08



My Commission Expires FEB. 10, 2008

Notary Public