Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2006. Notary Public MY COMMISSION EXPIRES: September 22, 2007 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL J. RAGAN	**SAME**	**91-2-68**
(NAME) **270 HARPETH HILLS DRIVE**	(NAME)	**91-2-69**
(ADDRESS) **KINGSTON SPRINGS, TN 37082**	(ADDRESS)	**91-2-70**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, BILLIE DEE DAILEY AND WIFE, MYRA SUE DAILEY A/K/A MYRA H. DAILEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. RAGAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4655, page 31, said Register's Office (Tract I) and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/22/06 14:40 3 pgs
Fees:18.00 Taxes:925.00

20060822-0103485

Unimproved ( )
This is improved(X) property, known as 6101/6103/6105 CENTENNIAL BOULEVARD, NASHVILLE, TN 37209
(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 our hands this **18th** day of **August, 2006**.

Billie Dee Dailey
BILLIE DEE DAILEY

Myra S Dailey
MYRA SUE DAILEY

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Billie Dee Dailey and Myra Sue Dailey**, the bargainors, with whom I am personally acquainted (or proved to me 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 at office this **18th** day of **August, 2006.**

My Commission Expires: **September 22, 2007**

Lee A. Cohen
Notary Public

EXHIBIT "A"

TRACT I:

Being part of Block "B" on the extension of Cherokee Park Subdivision in West Nashville, a plan of which is of record in Book 161, Page 75, said Register's Office, described as follows:

Beginning on the southerly margin of Cherokee Avenue or Boulevard, 100 feet westerly from the westerly margin of 61st Avenue North, formerly 20th Street; thence with the southerly margin of said Boulevard, westerly 100 feet; thence southerly and parallel with 61st Avenue North, 161 feet, more or less, to an alley; thence with said alley easterly 100 feet; thence northerly 161 feet, more or less, to the beginning.

Being the same property conveyed to Billie Dee Dailey and wife, Myra Sue Dailey by deed from Thomas E. Sanders and wife, Judy P. Sanders, of record as Instrument No. 20040602-0064548, dated May 7, 2004, Register's Office for Davidson County, Tennessee.

This is improved property known as 6105 Centennial Blvd., Nashville, TN 37209.

TRACT II:

Being part of Block "B" on the extension of Cherokee Park Subdivision in West Nashville, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Centennial Avenue 50 feet westerly from the westerly margin of 61st Avenue North, formerly 20th Street; running thence westerly with the southerly margin of Centennial Avenue 50 feet; thence southerly and parallel with 61st Avenue North 160 feet, more or less, to the northerly margin of an alley; thence easterly with said alley 50 feet; thence northerly and parallel with 61st Avenue North 160 feet, more or less, to the beginning.

Being the same property conveyed to Myra H. Dailey by deed from Thomas E. Sanders and wife, Judy P. Sanders, of record in Book 8376, page 616, dated June 12, 1991, Register's Office for Davidson County, Tennessee.

This is improved property known as 6103 Centennial Blvd., Nashville, TN 37209.

TRACT III:

Land in Davidson County, Tennessee, being part of Block "B" on the Plan of the Cherokee Park Subdivision as of record in Book 181, page 175, said Register's Office, and more particularly described as follows:

Beginning at the margin of Centennial Boulevard at the southwest corner of Centennial Boulevard and 61st Avenue North, and running thence north 52 deg. 55' 51" west 50 feet to a point; thence south 37 deg. 04' 09" west 158.62 feet to a point in the margin of a 15 foot alley; thence with the margin of said alley south 52 deg. 55' 51" east 50 feet to a point in the westerly margin of 61st Avenue North; thence with said westerly margin north 37 deg. 04' 09" east 158.62 feet to the point of beginning and containing .18 acres, more or less, according to a survey by Rocky L. Montoya, dated May 23, 1983.

Being the same property conveyed to Myra H. Dailey by deed from B. D. Dailey of record in Book 7699, page 852, dated November 8, 1988, Register's Office for Davidson County, Tennessee.

This is improved property known as 6101 Centennial Blvd., Nashville, TN 37209.