Davidson County DEEDWARR
Recvd: 09/18/06 16:01 2 pgs
Fees:13.00 Taxes:336.70

20060918-0115589

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-1709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 91,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of September, 2006.

Notary Public

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

ADDRESS OF NEW OWNER:
Novella Coppedge
221 Rayon Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
044-090/01700

WARRANTY DEED

FOR AND IN 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,

Ben Ragsdale and wife, Linda Ragsdale

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Novella Coppedge

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:

Being Lot Number 248 on the Map of Rayon City, not of record, described according to a copy of a survey thereof made July 20, 1928, by John Wiles, Civil Engineer, as follows:
Beginning at a point in the southerly margin of Rayon Drive, common corner of Lot Numbers 248 and 249; thence with line between said lots southwardly 126.3 feet; thence S 63 degrees 45 minutes E. 52.5 feet to a point, the corner of Lot Numbers 247 and 248; thence with the line between said lots northwardly 141 feet to the southerly margin of Rayon Drive; thence with the margin of the same 80' degrees 1' W 50 feet to the beginning.

Being the same property conveyed to Ben Ragsdale and wife, Linda Ragsdale on 04/15/1997, by deed from Larry W. Sharp and wife Mary Sharp, filed for record on 04/21/1997 in Book 10423, page 857, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **221 Rayon Drive Old Hickory, TN 37138**

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 my hand this 11th day of September, 2006.

Ben Ragsdale

Linda Ragsdale

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Davidson County, Tennessee this 11 day of September, 2006.

Notary Public

Commission Expiration:

NOTARY PUBLIC AT LARGE
FORTSON COUNTY, TENN.

My Commission Expires JULY 24 2007