WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/06 14:18 2 pgs
Fees:13.00 Taxes:1258.00

20061108-0139135

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20143-1

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2006.

Notary Public

My commission expires: 3/28/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Murph T. Cathcart **Gladys E. Cathcart**	**"New Owners"**	**146-10-065**
5639 Valley View Rd		
Brentwood, TN 37027		

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, I,

Alice Marie Cazan, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Murph T. Cathcart and Gladys E. Cathcart, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Ragland Estates, as of record in Book 2663, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert G. Cazan and wife, Alice Marie Cazan, by Warranty Deed from Bonnelle D. Cooper, a widow, of record in Book 9870, Page 283, Register's Office for Davidson County, Tennessee. Said interest is now vested in Alice Marie Cazan, as surviving tenant by the entirety, the said Robert G. Cazan having died August 19, 2003.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor herein.

This is Improved (X) unimproved (____) property, known as: **5017 Ragland Drive, Nashville, TN 37220**

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 **3rd** day of **November, 2006.**

Alice Marie Cazan.

Alice Marie Cazan

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 **Alice Marie Cazan,** the bargainor, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **November, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/22/09