THIS INSTRUMENT PREPARED BY:
Michael K. Radford, Esq.
FLYNN & RADFORD, ATTORNEYS, P.C.
Suite 150 Seven Springs I
320 Seven Springs Way
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 02/27/07 14:52 3 pgs
Fees:17.00 Taxes:0.00
20070227-0024296

NAME/ADDRESS OF NEW OWNERS:	MAP-PARCEL:
Michael J. and Dana M. Ragan	91-2-68
270 Harpeth Hills Drive	91-2-69
Kingston Springs, TN 37082	91-2-70

SEND TAX BILLS TO NEW OWNERS AS ABOVE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Michael J. Ragan, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto Michael J. Ragan and wife, Dana M. Ragan, hereinafter called the Grantees, for the purpose of creating a tenancy by the entireties pursuant to TCA 66-1-109, their heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Michael J. Ragan by Billie Dee Dailey and wife, Myra Sue Dailey, a/k/a Myra H. Dailey, by deed recorded as document No. 20060822-0103485 in the Register of Deed's office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY: MICHAEL K. RADFORD, Attorney at Law, Suite 150, Seven Springs I, 320 Seven Springs Way, Brentwood, TN 37027 who does not certify matters of title, description and survey by this deed. This deed was prepared solely from information furnished by the parties.

This is improved property known as 6105 Centennial Blvd.(Tract I), 6103 Centennial Blvd. (Tract II), and 6101 Centennial Blvd. (Tract III), Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20th day of February, 2007.

MICHAEL J. RAGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael Radford, a Notary Public, Michael J. Ragan, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of February, 2007.

MICHAEL K. RADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

MICHAEL K. RADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

SWORN TO and subscribed before me this 20th day of February, 2007.

NOTARY PUBLIC

My commission expires: 7/21/07

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.