PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

ADDRESS NEW OWNER and
SEND TAX BILLS: **
GARY W. RAGER
231 Harbor Village Drive
Madison, Tennessee 37115
**CAPITAL BANK & TRUST CO.
1808 West End Ave., Ste. 600
Nashville, TN 37203

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
34 - 7A - 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS ($159,900.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HEATHER N. STARK (fka HEATHER N. ENGLAND) and husband, MACCIE STARK, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to GARY W. RAGER, married, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 37 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, 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 Heather N. England by deed dated December 30, 2003 and recorded January 5, 2004 of record in Instrument No. 20040105-0001518, Register's Office for Davidson County, Tennessee. Heather N. England and Heather N. Stark being one and the same person.

Maccie Stark, husband of Heather N. Stark, joins in this conveyance for the purpose of conveying all his marital right, title and interest, including but not limited to, homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 231 Harbor Village Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenants with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/31/07 09:23 2 pgs
Fees:13.00 Taxes:591.63
20070531-0064433

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25th day of May, 2007.

MACCIE STARK

HEATHER N. STARK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HEATHER N. STARK and husband, MACCIE STARK, the within named 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 at office this 25th day of May, 2007.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:

10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

AFFIANT

Subscribed to and sworn before me, this the 25th day of May, 2007.

NOTARY PUBLIC

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

9/22/07

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