WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/07 09:55 2 pgs
Fees:13.00 Taxes:370.00
20070615-0071724

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2007.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jesse R. Ragan	New Owner	Map 163
417 Oak Forge Drive		Group 11-0-A
Antioch, TN 37013		Parcel 44.00

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

Betty Jane Jerome, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jesse R. Ragan, a married man

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 No. 44 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (erroneously shown as being Lot No. 44 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, Register's Office for said County on prior deed).

Being the same property conveyed to Betty Jane Jerome, unmarried, by deed from Daniel P. Simpson, unmarried, of record in Book 11540, Page 38, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6040, Page 538; Book 6350, Page 858; Book 6651, Page 207; Book 7224, Page 209; Book 7461, Page 530; Book 7464, Page 967; Book 7508, Page 659; Instrument 20010627-0068129; Instrument 20010627-0068130; Book 6040, Page 576; Book 6306, Page 644, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 250, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6859, Page 672 and Book 6956, Page 103, said Register's Office; (4) Easement for Water Mains of record in Book 6956, Page 131, said Register's Office; (5) Easement for Dumpster Facility of record in Book 7224, Page 195, said Register's Office; (6) Storm Water Detention Agreement of record in Book 6531, Page 321, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 417 Oak Forge Drive, Antioch, TN 37013

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 13th day of June, 2007.

Betty Jane Jerome
Betty Jane Jerome

FILE BOX 45

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 Betty Jane Jerome, 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 13th day of June, 2007.

Notary Public

My Commission Expires: ~~3/7/11~~ 1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.