Please Record and Return To:
Community Title Company, LLC
John Cobb Rochford
Attorney At Law
2200 Abbott Martin Rd.
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 14:04 2 pgs
Fees:13.00 Taxes:850.63
20070823-0101012

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2007.

Notary Public

My commission expires: 1/3/11

(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
Matthew K. Ragan **Jill Savre Ragan**	Wells Fargo Bank, N.A.	**Map 103-04, Parcel 227**
4408 Colorado Avenue	1000 Blue Gentian Road	
Nashville, TN 37209	Eagan, MN 55121-1663	

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,

Donald L. Turner and Camille C. Jones Turner, husband and wife

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

Matthew K. Ragan and Jill Savre Ragan, 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. 11 on Block 16, on the Plan of a Part of Sylvan Park, of record in Plat Book 332, 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 Donald L. Turner and Camille C. Jones, as joint tenants with right of survivorship, by Deed from Pamela W. Davenport, unmarried, of record in Book 11113, Page 378, Register's Office for Davidson County, Tennessee. The said Donald L. Turner and Camille C. Jones having since married, said property is conveyed by Donald L. Turner and Camille C. Jones Turner, husband and wife.

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 prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **4408 Colorado Avenue, Nashville, TN 37209**

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/our hand(s) this **17th** day of **August, 2007.**

Donald L. Turner

Camille C. Jones Turner

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 **Donald L. Turner and Camille C. Jones Turner, husband and wife ,** the bargainor, 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 and official seal at Nashville, Tennessee, this **17th** day of **August, 2007.**

Notary Public

My Commission Expires: 3/22/08

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.