This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to Same Address:
Shane E. Lee
P.O. Box 8206
Hermitage, TN 37076

MAP: 044-15-0
PARCEL: 412.00
GROUP:

Davidson County DEEDWARR
Recvd: 08/30/07 11:13 3 pgs
Fees:18.00 Taxes:1857.40
20070830-0104307

WARRANTY DEED

THIS INDENTURE, made this 29th day of August, 2007 between

Ben Ragsdale and wife, Linda Ragsdale

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Shane E. Lee, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting with a spike driven at the intersection of the center-lines of Jones and Eighth Streets, thence South 89 degrees 04' East 186 feet to a point; thence North 0 degrees 56' East 21 feet to an iron pin; thence North 15 degrees 07' East 4.7 feet to an iron pin, said pin being 25 feet north of the center-line of Eighth Street and being the southwest corner of the property; thence North 15 degrees 07' East 317.3 feet to an iron pin; thence South 89 degrees 16' East 55 feet to an iron pin; thence South 52 degrees 23' East 152 feet to an iron pin, said pin being approximately on the top of the Cumberland River Bluff; thence South 89 degrees 16' East 163.7 feet, more or less, to the edge of water of the Cumberland River; thence South along the meander of the river and approximately at water's edge a distance of 134 feet, more or less, to a point; thence North 89 degrees 16' west 115 feet, more or less, to an iron pin: thence South 42 degrees 14' west 225 feet to an iron pin, said pin being in the northeast margin of Riverside Road and 25 feet from the center-line thereof: thence 159.3 feet around a curve having a radius of 117 feet to an iron pin; thence North 89 degrees 04' west 37.5 feet to an iron pin and the point of beginning, more or less.

Included in the above description but expressly excluded therefrom is the following property conveyed to the United States of America and its Assigns by deed from First Baptist Church of Old Hickory, Tennessee of record in Book 2150, page 501, said Register's Office, described as follows:

A tract of land situate on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows;

Beginning at a point in the line of the lands now or formerly of John E. Rule, said point being South 52 deg. 23' East 152 feet, and South 89 deg. 16' East 90 feet from the most southwesterly cornet of the lands of John E. Rule; thence, from the point of beginning, and along the line of John E. Rule. South 89 deg. 16' East 72 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 137 feet, more or less, to a corner common to the lands now or formerly of Thomas E. and Regina B. Denning; thence, leaving said water line and along said Denning line, North 89 deg. 16' west 53 feet; thence, severing the lands of the subject owner, North 5 deg. 00' West 121 feet, and North 48 deg. 00' west 21 feet to the point of beginning, more or less.

This being the same property conveyed to Ben Ragsdale and wife, Linda Ragsdale by Warranty Deed dated 10/12/1994 from William B. Jakes and wife, Rita Jakes of record in Book 9492, Page 540. Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ben Ragsdale Linda Ragsdale **Linda Ragsdale**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Ragsdale and wife, Linda Ragsdale 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 and official seal at office this 29th day of August, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $502,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of August, 2007.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009