WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/05/07 11:22 2 pgs
Fees:13.00 Taxes:647.50

20070905-0106526

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lancaster	New Owner	143-01-O-A
(NAME)	(NAME)	(MAP)
241 Windsor Terrace Drive		241.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James T. Ragsdale, Sr., Duncan E. Ragsdale and James T. Ragsdale, Sr., Trustee of the SCR Trust, devisees under the Last will and Testament of Jean Frances Gill, deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Lancaster and wife Wanda Lancaster, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 241 of Windsor Terrace Condominiums, a Condominium, a Horizontal Property Regime, located on Windsor Terrace Drive, Nashville, TN, as shown as Exhibit "B" to Amendment to Master Deed of Windsor Terrace Condominiums, Phase III, Condominium apartments, recorded in Book 7661, page 40, said Register's Office, and described in a Master Deed recorded in Book 7150, page 921as amended in Book 7436, page 667, Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Windsor Terrace Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7150, page 921as amended in Book 7436, page 667, Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717 and Instrument No. 20000811-0079911, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jeanne F. Gill, by deed from Heather A. Teed, unmarried, dated October 24, 1996, of record in Book 10243, page 368, Register's Office for Davidson County, TN. The said Jeanne E. Gill having since died testate and by will of record in Probate Court Clerk's Office for Davidson County, TN, Docket No. 06P-1964 subject property was devised to: James T. Ragsdale, Duncan E. Ragsdale and James T. Ragsdale, Trustee of the SCR Trust.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 241 Windsor Terrace Drive, Nashville, Tennessee 37221

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 29th day of August, 2007.

James T. Ragsdale

Duncan E. Ragsdale

James T. Ragsdale, Trustee of the SCR Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James T. Ragsdale, Duncan E. Ragsdale; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of August, 2007.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James T. Ragsdale with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself to be the Trustee of the SCR Trust, the within named bargainor, a trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said James T. Ragsdale, as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of August 2007.

Notary Public

My commission expires 9/19/09

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY