WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/07 08:32 2 pgs
Fees:13.00 Taxes:251.60

20071206-0141158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Richard D Ragan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

GARY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD D. RAGAN	SAME	MAP 92-9 PAR 20
(NAME) 411 39th Ave. North		
(ADDRESS) Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **CHARLES MELVIN WARF**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD D. RAGAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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 part of the Subdivision of Lots 1 and 9 on the plan of Clifton, of record in Book 21, page 35, Register's Office for Davidson County, Tennessee:
Beginning at an iron pin on the easterly margin of 39th Avenue North 350 feet south of the common corner of Lot Nos. 9 and 10 on said plan; thence with the southerly and westerly lines of Tract 30 conveyed to Dillard Investments, LP. in Instrument No. 20011221-0141456, RODCT; South 89 degrees 02 minutes 00 seconds East 150 feet to an iron pin; thence South 07 degrees 15 minutes 00 seconds West 50 feet to an iron pin; thence with the northerly line of Tract No. 1 conveyed to Feliz Z. **Wilson, II, Trustee, in Book 10348, page 29, RODCT; North 89 degrees 02 minutes 00 seconds West 150 feet to an iron pin on the easterly margin of 39th Avenue North; thence with the easterly margin of 39th Avenue North, North 07 degrees 15 minutes 00 seconds East 50 feet to the point of beginning and containing 0.171 acres, more or less, according to a survey by Murray Wall & Company, 1923 Green Hills Boulevard, Franklin, Tennessee, dated 11/28/07.**

Being the same property conveyed to Charles Melvin Warf by deed of record in Book 8652, page 964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantor.

This is .improved property, known as 520 39TH AVENUE, NORTH, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of December, 2007.

Charles Melvin Warf
CHARLES MELVIN WARF

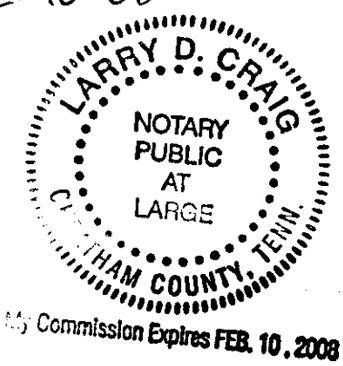
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES MELVIN WARF the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 12/4/2007.

Commission expires: 2-10-08



My Commission Expires FEB. 10, 2008

Notary Public