THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/18/07 10:31 2 pgs
Fees:13.00 Taxes:399.60
20071218-0145087

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***108,000.00.

Affiant

Subscribed and sworn to before me this 14th day of December, 2007.

Notary Public

My Commission Expires: 3-22-2008

ADDRESS OF NEW OWNER

Richard Ragan
4802 Indiana Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Richard Ragan
411 39th Avenue, North
Nashville, Tennessee 37209

MAP & PARCEL NOS.

MAP 091-11-0
PARCEL 172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eight Thousand and 00/100 Dollars ($***108,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Brian Todd Pfister, married, and David R. Pfister, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Richard Ragan, married, (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:

BEING Lot Nos. 705 and 707 of Block 101 on the Plan of Plan No. 1 of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David R. Pfister, single, by deed dated August 19, 1994, from William C. Hornal and wife, Mary E. Hornal, of record in Book 9444, page 815, in the Register's Office for Davidson County, Tennessee; the said David R. Pfister having since conveyed his interest in subject property to David R. Pfister and John Pfister by Quitclaim Deed dated January 25, 1995, of record in Book 9582, page 265, in said Register's Office; the said John Pfister (aka John David Paul Pfister) having since died intestate on November 23, 2000, leaving his father, David R. Pfister, as his sole heir-at-law; the said David R. Pfister having since conveyed his interest in subject property to Brian Todd Pfister by Quitclaim Deed dated March 8, 2001, of record as Instrument No. 20010312-0023184 in said Register's Office; the said Brian Todd Pfister having since conveyed his interest in subject property to W. William Davis, Trustee, by Double Quitclaim Deed dated November 12, 2002, of record as Instrument No. 20021118-0142381 in said Register's Office and by the same Double Quitclaim Deed dated November 12, 2002, of record as Instrument No. 20021118-0142381 in the said Register's Office, the said W. William Davis, Trustee, conveyed his interest in subject property to Brian Todd Pfister and David R. Pfister.

Kristen K. Pfister, spouse of Brian Todd Pfister, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 4802 Indiana Avenue, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Plan No. 1 of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of December, 2007.

Brian Todd Pfister

David R. Pfister

Kristen K. Pfister

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 Brian Todd Pfister, David R. Pfister and Kristen K. Pfister, the 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 this 14th day of December, 2007.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/30/09