Notary Seal ...esent, but could not be ...oduced.

Bill Garrett

Davidson County Register of Deeds

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 11:44 2 pgs
Fees:13.00 Taxes:562.40
20080122-0006468

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $152,000.00

James A. Ragan
Affiant

Subscribed and Sworn to me, this 15th day of January, 2008.

Notary Public

My commission expires: 3-21-09

DONALD W. PERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Lloyd R. Ragan James A. Ragan 324 Melpar Drive Nashville, TN 37211	SAME	MAP & PARCEL 14813002200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara R. Williams, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Loyde R. Ragan and James A. Ragan**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2133, pages 145 and 146, Register's Office for Davidson County, Tennessee.

Beginning at a monument the same being the northwest rear corner of Lot No. 394; thence North 2 deg. 35' East 81.12 feet to a point; thence South 86 deg. 59' East 42.89 feet to a point; thence South 4 deg. 26' East 94.55 feet to the northeast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet, more or less, to point of beginning, containing 0.10 acres.

Being the same property conveyed to Barbara R. Williams by deed from Donald W. Comstock and James E. Jose of record in Instrument No. 20000404-0033574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Pages 145-146, said Register's Office.

Subject to restrictions of record in Book 2598, Page 491, said Register's Office.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 324 Melpar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 15th day of January, 2008.

Barbara R. Williams

Barbara R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara R. Williams** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS REENAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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but co... ...eproduced.

Notary Seal p...ent,
but could not be ...roduced.

Davidson ... ...eeds

Bill Garrett
Davidson County Register of Deeds