THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27358-01-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me this 24th day of January, 2008. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Richard E. Ragsdale Anne E. Ragsdale 4301 Esteswood Drive Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 130-04-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old South Development, LLC, a Tennessee limited liability company, and Jeffry N. Kinman, individually**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard E. Ragsdale and wife, Anne E. Ragsdale, as equal tenants in common** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4301 Esteswood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of January, 2008.

Old South Development, LLC, a Tennessee limited liability company

BY: _____
Jeffry N. Kinman, Chief Manager

_____
Jeffry N. Kinman, Individually

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeffry N. Kinman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Old South Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Old South Development, LLC, a Tennessee limited liability company.

Witness my hand, at office, this 24th day of January, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/30/08 14:51 2 pgs
Fees:13.00 Taxes:7215.00
20080130-0009682

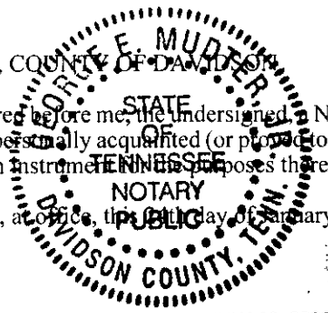
GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffry N. Kinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2008.



Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land shown on Plan of Esteswood Estates, in Book 1835, page 101, Register's Office for said County, but not a part thereof, lying on the west side of Esteswood Lane, North of Lot 13 of Esteswood Plan of record in Book 1835, page 101, said Register's Office, and described as follows:

Beginning at a concrete monument in the westerly margin of Esteswood Lane, at the northeast corner of Lot 13 on said Esteswood Estates; thence with the north line of said Lot 13, North 87 degrees, 30 feet West 253.61 feet; thence North 2 degrees 23 feet East 175 feet to a point; thence South 87 degrees 30 feet East 254 feet to the westerly margin of Esteswood Lane, thence with the westerly margin of Esteswood Lane, South 2 degrees 30 feet West 175 feet to the beginning.

Being the same property conveyed to Old South Development, LLC, a Tennessee limited liability company by Warranty Deed dated February 15, 2004 from Cumberland Trust & Investment Company, Successor Trustee of the Jean Breckenridge Gray Revocable Living Trust of record in Instrument No. 20050222-0019115, Register's Office for Davidson County, Tennessee. Old South Development, LLC, was administratively dissolved on August 27, 2007. At the time of dissolution, Jeffry N. Kinman was the sole member of Old South Development, LLC.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.
3. Easement for chain link fence of record in Book 7126, page 217, Register's Office for Davidson County, Tennessee.
4. Restrictive covenant for detached structure recorded at Instrument No. 20070202-0013868, Register's Office for Davidson County, Tennessee.