PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (dm) Title No: 49248

Dav. Co. File: Box 8

Return To:
File Box 9B
First Title and Escrow Co.
2000 Richard Jones Rd
Ste. 110
Nashville, TN 37215
File # 27494

Davidson County DEEDWARR
Recvd: 03/18/08 15:34 3 pgs
Fees:18.00 Taxes:12839.00

20080318-0027340

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann McCready, Trustee 1700 Hayes Street Ste. 304 Nashville, TN 37203	New Owners

TAX MAP-PARCEL NUMBERS: 130120A00800CO & 130120A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,470,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard E. Ragsdale and spouse, Anne E. Ragsdale**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann McCready, Trustee, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 and 8 on the Plan of Northumberland of record in book 6250, pages 128 and 129, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard E. Ragsdale and wife, Anne E. Ragsdale by deed from Raymond Zimmerman dated Aug. 21, 1998 and recorded on Sept 1, 1998 of record in Book 11091, page 289, Register's Office for Davidson County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Pages 128 and 129, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, Book 6545, page 799, Book 6377, page 33, Book 6545, page 815, Book 7663, page 468, Book 11298, page 935, Doc. No. 20010629-0068967, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

*20080318-0027339

This instrument is executed on behalf of Richard E. Ragsdale and spouse, Anne E. Ragsdale by Emma C. Roy pursuant to a Power of Attorney executed by her/him/them on the 29th day of February, 2008 of record in Instrument No. *_____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 27 and 29 Northumberland, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2008 .

Richard E. Ragsdale by Emma C. Roy
Richard E. Ragsdale By:Emma C. Roy, Atty-in-Fact

Anne E. Ragsdale by Emma C. Roy
Anne E. Ragsdale By:Emma C. Roy, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,470,000.00

Affiant

Sworn and subscribed before me this 14th day of March, 2008

Notary Public

My Commission Expires: _____

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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 , **Emma C. Roy** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard E. Ragsdale and spouse, Anne E. Ragsdale** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2008

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Richard E. Ragsdale and spouse, Anne E. Ragsdale

TO: Mary Ann McCready, Trustee, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Emma C. Roy, Affiant

Sworn to and subscribed before me this 14th day of March, 2008

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011