STATE OF TENNESSEE	
COUNTY OF Davidson	
THE ACTUAL CONSIDERATION OR VALUE,	
WHICHEVER IS GREATER, FOR THIS TRANSFER IS	
$120,000.00	
Affiant	
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE	
27th DAY OF March, 2008.	
NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	
(AFFIX SEAL)	

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Davidson County DEEDWARR	
Recvd: 03/28/08 10:59 3 pgs	
Fees:18.00 Taxes:444.00	
20080328-0031237	

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica L. & Matthew J. Thweatt 2418 Dennywood Drive Nashville TN 37214	IMG Real Estate d/b/a First Omni Mortgage Lending 310 W. Liberty Street, Ste 100 Louisville, KY 40202	Map 84.12 Parcel 65

For and in 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, we,

Thelma C. Ragland, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jessica L. Thweatt and Matthew J. Thweatt

Hereinafter called the grantees, their 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 Lot No. 139 on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Denneywood Drive at the common corner of Lots Nos. 138 and 139; thence northwardly with the line between said two lots, 150 feet to a point in the southerly line of the right-of-way of the Tennessee Central Railroad; thence southeastwardly with said right-of-way line, 115.3 feet to a point in the westerly margin of Fairway Drive; thence with said margin of said Drive, 100 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southwesterly around said curve, 31.42 feet to a point in the northerly margin of Denneywood Drive; thence westerly with said margin of said Drive, 110.03 feet thereon.

Being the same property conveyed to Dwight D. Ragland and wife, Vera Q. Ragland by deed from T. L. Burch and wife, Ada L. Burch dated April 19, 1962 of record in Book 3372, Page 391, Register's Office for Davidson County, Tennessee. Vera Q. Ragland died November 1986, property then vests in Dwight D. Ragland. Dwight D. Ragland has since died, December 20, 2006. Property now vests in Thelma C. Ragland by the Last Will and Testament of Dwight D. Ragland of record in Instrument Number 20070907-0107841.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 1874, Page 452, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2418 Denneywood Drive, Nashville, TN 37214**
(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(s) this 27th day of March, 2008.

Thelma C. Ragland
Thelma C. Ragland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thelma C. Ragland, widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Dawn Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, Dawn Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).