Davidson County DEEDWARR
Recvd: 06/09/08 13:59 4 pgs
Fees:23.00 Taxes:44.40
20080609-0059146

SPECIAL WARRANTY DEED

FROM: Rebecca K. Raskin; Edwin B. Raskin; Edwin B. Raskin, Trustee of the Rebecca K. Raskin Trust under the Will of Lydia Kornman, and Charles M. Myer, III, and Virginia Myer, as Co-Trustees of the Gladys K. Myer Family Trust, Grantors

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Richard D. Ragan and wife, Nancy Ragan, Grantees

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Richard D. Ragan and wife, Nancy Ragan 411 39th Avenue North Nashville, TN 37209	Same as New Owner	92-090-403

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is Twelve Thousand and No/100 Dollars ($12,000.00).

Richard D. Ragan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of May, 2008.

Jeri C. McMoore
Notary Public

My Commission Expires: 7-26-2009

Jeri C. McMoore
State of Tennessee Notary Public
Williamson County

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Rebecca K. Raskin; Edwin B. Raskin; Edwin B. Raskin, Trustee of the Rebecca K. Raskin Trust under the Will of Lydia Kornman, and Charles M. Myer, III, and Virginia Myer, Co-Trustees of the Gladys K. Myer Family Trust, as tenants-in-common (collectively "Grantors"), Grantors having been all of the partners of 3900 Company, a Tennessee general partnership, at the time of the dissolution of such general partnership, have bargained and sold, and by these presents do transfer and convey unto Richard D. Ragan and wife, Nancy Ragan ("Grantees"), their heirs, successors and assigns,

all of their rights, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> All of Grantor's rights, title and interest in a portion of Thirty-ninth Avenue North which was closed by Ordinance No. 085-939 of the Metropolitan Government of Nashville, Davidson County, Tennessee, and being the easterly one half (1/2) of said closed Avenue that is located between westerly boundary of property previously conveyed by Grantors to Tamay Ozari by deed recorded in Book 9839, page 79, in the Register's Office of Davidson County, Tennessee on one side, and the centerline of said closed Avenue on the other.
>
> Being the same property conveyed to Lydia Kornman, Gladys Myer, Rebecca Raskin and Edwin B. Raskin, a partnership, now know as 3900 Company and being presently comprised of Edwin B. Raskin, Rebecca K. Raskin, Gladys K. Myer and Edwin B. Raskin, Trustee for Rebecca K. Raskin Trust under the Will of Lydia Kornman by Quitclaim Deed from Tamay Ozari of record in Book 9861, page 128, in the Register's Office of Davidson County, Tennessee.

The Property is unimproved property known as 0 Alabama Avenue at the corner of Alabama Avenue and Thirty-ninth Avenue North (now closed) in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 2008 taxes, a lien but not yet due and payable, which have been prorated and will be paid by Grantees.
2. Title to any portion of the property located within the bounds of any roads, streets or highways.
3. All matters shown on the Plat recorded in Book 21, page 35, in the Register's Office of Davidson County, Tennessee.
4. (i) Easements located in, and (ii) easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee, for itself or for public utilities and/or other public purposes in connection with the closure of Thirty-ninth Avenue North.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors have a good right to convey their rights, title and interest in the Property, and the Property is unencumbered and unrestricted by, through or under Grantors, except as to those matters set forth above, to which this conveyance is expressly made subject, but not further or otherwise.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except as to those matters set forth above, to which this conveyance is expressly made subject, but not further or otherwise.

COUNTERPART SIGNATURE PAGES FOLLOW
COUNTERPART SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Witness my hand as of May 29, 2008.

Rebecca K. Raskin

Edwin B. Raskin

Edwin B. Raskin, Trustee of the Rebecca K. Raskin Trust under the Will of Lydia Kornman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jeri C. Moore, a Notary Public of said County and State, REBECCA K. RASKIN, 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 seal, at Office in Brentwood, Tennessee, this 29th day of May, 2008.

Notary Public

My Commission Expires: 7/26/2009

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jeri C. Moore, a Notary Public of said County and State, EDWIN B. RASKIN, 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 and seal, at Office in Brentwood, Tennessee, this 27th day of May, 2008.

Notary Public

My Commission Expires: 7/26/2009

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Jeri C. Moore, a Notary Public of said County and State, EDWIN B. RASKIN, TRUSTEE FOR REBECCA K. RASKIN TRUST UNDER THE WILL OF LYDIA KORNMAN, 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 and seal, at Office in Brentwood, Tennessee, this 27th day of May, 2008.

Notary Public

My Commission Expires: 7/26/2009

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

COUNTERPART SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Charles M. Myer III

Charles M. Myer, III, Co-Trustee
of the Gladys K. Myer Family Trust

Virginia Myer

Virginia Myer, Co-Trustee
of the Gladys K. Myer Family Trust

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Personally appeared before me, Charles M. Myer III, a Notary Public of said County and State, CHARLES M. MYER, III, CO-TRUSTEE OF THE GLADYS K. MYER FAMILY TRUST, 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 and seal, at Office in Cincinnati, Ohio, this 28th day of May, 2008.

Patricia A. Davis

Notary Public

My Commission Expires: July 13, 2010

PATRICIA A. DAVIS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 07-13-10

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Personally appeared before me, Virginia Myer, a Notary Public of said County and State, VIRGINIA MYER, CO-TRUSTEE FOR GLADYS K. MYER FAMILY TRUST, 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 seal, at Office in Cincinnati, Ohio, this 28th day of May, 2008.

Patricia A. Davis

Notary Public

My Commission Expires: July 13, 2010

PATRICIA A. DAVIS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 07-13-10