WARRANTY DEED

P. NICOLE DAUGHTRY
NOTARY PUBLIC
STATE OF TENNESSEE
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/09

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02718 SMITH CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Patrick Joseph Paul Smith and Diana M. Smith	same	160-08 83.00
5421 Hill Road Circle		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES W. RAGLAND JR. AND SUZANNE E. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PATRICK JOSEPH PAUL SMITH AND WIFE DIANA M. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5421 Hill Road Circle, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 30th day of June, 2008.

James W. Ragland Jr.

Suzanne E. Williams

Davidson County DEEDWARR
Recvd: 07/02/08 13:09 2 pgs
Fees:13.00 Taxes:997.15
20080702-0068453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES W. RAGLAND JR. AND SUZANNE E. WILLIAMS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Brentview Meadows, Section I, of record in Book 3842, page 5, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James W. Ragland and wife, Sarah F. Ragland, by Deed from Claude Dunn Construction Company, Inc., of record in Book 4064, page 303, in the Register's Office for Davidson County, Tennessee. The said Sarah F. Ragland having predeceased James W. Ragland. The said James W. Ragland having since died. Property vest in the name of James W. Ragland, Jr., and Susanne E. Williams as the heirs at law of James W. Ragland, Deceased.