Davidson County DEEDWARR
Recvd: 01/02/09 10:34 2 pgs
Fees:13.00 Taxes:508.75
20090102-0000179

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$137,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2008.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles J. Ragsdale	**Countrywide Bank, FSB**	**053090 B 02100 CO**
1605 Cumberland Station Blvd	**2021 N. Gallatin Road, Suite 280**	
Madison, TN 37115	**Madison, TN 37115**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mansoor Tavakoli Dehaghi and wife, Azita Tavakoli Dehaghi

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

Charles J. Ragsdale and wife, Claire B. Ragsdale

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, Tennessee, being Lot No. 221on the plan of Section One, Cumberland Station of Wilson Camp, as of record in Instrument No. 20011009-0109759, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mansoor Tavakoli Dehaghi and wife, Azita Tavakoli Dehaghi by deed from Randall Phillips Homes, LLC., of record in Instrument No. 20020306-0028227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1605 Cumberland Station Blvd, Madison, TN 37115**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 29th day of December, 2008.

Mansoor Tavakoli Dehaghi

Azita Tavakoli Dehaghi

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mansoor Tavakoli Dehaghi and wife, Azita Tavakoli Dehaghi**, 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, at office, this **29th** day of **December, 2008.**

Notary Public

My Commission Expires: 11-7-2011

