Space reserved for recording information:

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2009.

Notary Public

(Affix Seal)

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

Preparer's File #-0910944

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
TEN CADILLAC DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Eric Karr 1523 Forrest Avenue Nashville, Tennessee 37206	Regions Bank DBA Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	MAP 83-10-15

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **PATRICK RAGSDALE AND WIFE, LORRAINE RAGSDALE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JONATHAN ERIC KARR, UNMARRIED,** hereinafter called the Grantee(s), their heirs, successors, and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY**, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 66 and the easterly 7.8 feet of Lot No. 65 on the map of Subdivision of the A.V.S. Lindsley 29 Acre Tract as shown on plat of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 and the easterly 7.8 feet of the Lot No. 65 front 49.4 feet on the north margin of Forrest Avenue and extend back 150.0 feet on thee east line and 150.0 feet on the west line to a dead line in the rear measuring 50.4 feet thereon.

Being the same property conveyed to Patrick Ragsdale & Lorraine Ragsdale by Warranty Deed from Michael J. Thoma and wife, Kimberly D. Thoma of record in Instrument No. 200508150096289, dated 8/10/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1523 Forrest Avenue, Nashville, Tennessee 37206**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 my/our hand(s) this **15th** day of **September**, **2009**:

Pat. & Ragsdale by Micah Phillips attorney in fact
Patrick Ragsdale
by Micah Phillips, Attorney-in Fact

Lorraine Ragsdale by Micah Phillips attorney-in-fact
Lorraine Ragsdale
by Micah Phillips, Attorney-in-Fact

State of Tennessee
County of Williamson

On this 15 day of September, 2009, before me personally appeared *Patrick Ragsdale and Lorraine Ragsdale, by Micah Phillips, ~~as their Attorney in Fact~~*, to me ~~known or proved to me on the basis of satisfactory~~ evidence to be the person who executed the foregoing instrument in behalf of *Patrick Ragsdale and Lorraine Ragsdale*, and who acknowledged that such person executed the same as the free act and deed of *Patrick Ragsdale and Lorraine Ragsdale*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20090063570 DEEDWARR
Recvd: 09/17/09 09:46 1 pgs
Fees: 13.00 Taxes: 994.93

20090917-0086740