STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

×William H Ragan Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2009.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G9-8615D

MICHAEL T. MCGUIRE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090063980 DEEDWARR
Recvd: 09/18/09 11:37 2 pgs
Fees:13.00 Taxes:499.50
20090918-0087294

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William H. Ragan, Sr. and Janet R. Ragan, husband and wife (NAME)	New owner (NAME)	42-16-130
409 Linda Lane (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Osia L. Read, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Ragan, Sr. and Janet R. Ragan, husband and wife,** 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. 29 on the plan of BLAIR HEIGHTS, SECTION 6, as shown by plat of record in Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee, as revised and corrected by a Surveyor's Certificate, of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee.

Said Lot 29 fronts 155.16 feet on the southerly side of Linda Lane and runs back between lines, 170 feet on the west line and 251.13 feet on the east line to a dead line in the rear on which it measures 166.79 feet.

BEING the same property conveyed to Osia L. Read and Melvin J. Read, wife and husband from Robert C. Chaffin, widower, by Deed dated January 11, 1988, in Book 7449, Page 812, in the Register's Office for Davidson County, Tennessee.

Melvin J. Read has since died, vesting sole ownership in Osia L. Read as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 409 Linda Lane, 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 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. Whenever 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 8th day of September, 2009.

X _____
Osia L. Read

September 08, 2009
Date

STATE OF Tennessee

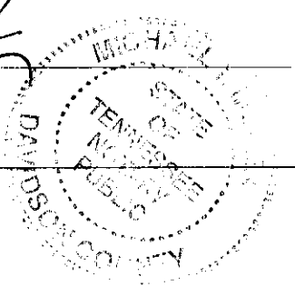
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Osia L. Read, an unmarried woman, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 8th day of September, 2009.

My Commission Expires: 3/20/10

_____
Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066