WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Dabel Ragland Jr.
Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-HD-10-2312

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Ragland, Jr.	Same (NAME)	
2312 Alameda Drive (ADDRESS)	Same (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	92-3-103.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we A PLACE IN THE SUN, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVE RAGLAND, JR. , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, MAP OF ELIZA LAWS LOTS, SUBDIVISION OF PART OF LOT 1 OF HARDING PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 33, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO A PLACE IN THE SUN, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED FROM PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF ELLA C. WOODS, RECORDED ON THE 9TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060309-0027814, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 33; BOOK 2394, PAGE 384; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2312 Alameda Drive, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20100032203 DEEDWARR
Recvd: 05/28/10 09:27 2 pgs
Fees:13.00 Taxes:351.50
20100528-0041226

Witness my/our hand(s) this 19th day of May, 2010.

A Place in the Sun, Inc., a Tennessee corporation

BY: _____
Tina Tsui, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2010, before me personally appeared Tina Tsui, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of A Place in the Sun, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2010.

_____
Notary Public

My Commission Expires: 5/22/10



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903