This Instrument Prepared By
and When Recorded Return to:
John A. Gupton, III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20100043385 DEEDWARRSP
Recvd: 07/15/10 11:13 3 pgs
Fees:18.00 Taxes:934.25
20100715-0055523

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Harold R. Ragsdale 1707 Grand Avenue Nashville, Tennessee 37212	Harold R. Ragsdale 1707 Grand Avenue Nashville, Tennessee 37212
Map & Parcel No.: 092 16 0 321.00	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $252,500.000.

B.J. HAAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

Harold R. Ragsdale
Affiant

Subscribed and sworn to before me this the 15th day of July, 2010.

B. J. Haas
Notary Public

My Commission Expires: July 8, 2013

THIS INDENTURE, made and entered into this 15th day of July, 2010, by and between Nina Sivek, Trustee of the Chester Burton Atkins Family Trust, whose address is 555 Great Circle Road, Nashville, Tennessee 37228 (hereinafter "Grantor"), and Harold R. Ragsdale, an unmarried man, whose address is 1707 Grand Avenue, Nashville, Tennessee 37212 (hereinafter "Grantee");

WITNESSETH:

THAT, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Pursuant to the authority granted to her as Trustee of the Chester Burton Atkins Family Trust, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee all of

Grantor's undivided one-half (½) interest in that certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 in O.B. Hayes' Plan of Small Lots, as of record in Plan Book 1, Page 81, Chancery Court at Nashville.

Said Lot No. 149 fronts 50 feet on the westerly side of 18th Avenue South, formerly Shields Avenue, or Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nina Sivek, Trustee of the Chester Burton Atkins Family Trust, by Executor's Special Warranty Deed of record as Instrument No. 20021030-0132897, in the Register's Office for Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property located at 903 18th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said land with all appurtenances and hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs, representatives, successors and assigns, in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor, as Trustee of the Chester Burton Atkins Family Trust and not further or otherwise, has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor shall warrant and forever defend the right and title to the property unto Grantee, his heirs, representatives, successors and assigns, against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer on this the day and year first above written.

GRANTOR:

Nina Sivek, Trustee of the Chester Burton Atkins Family Trust

[notary acknowledgement on next page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B.J. HAAS, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Nina Sivek, Trustee of the Chester Burton Atkins Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Chester Burton Atkins Family Trust, the within-named bargainor, and that she, as such Trustee, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the Trust.

WITNESS my hand and seal at office on this the 15th day of July, 2010.

B. J. Haas
Notary Public

Commission Expires: 7-8-2013

