THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20120022229 DEEDQC
Recvd: 03/27/12 13:59 2 pgs
Fees:12.00 Taxes:0.00
20120327-0026055

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BARBARA MELINDA RAGAN** on this the 13th day of February, 2012, for and in consideration of the sum of *Zero Dollars and Zero Cents*, does hereby bargain, sell, release, remise, quit claim and convey unto **JAMES ANTHONY RAGAN** all right, title and interest in and to the following described real estate, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:
Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2 331 pages 145 and 146, Register's Office for Davidson County, Tennessee.

Beginning at a monument the same being the northwest rear corner of Lot No. 394; thence North 2 deg. 35' East 81.12 feet to a point; thence South 86 deg 59' East 42.89 feet to a point; thence South 4 deg. 26' East 94.55 feet to the northeast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet, more or less, to point of beginning, containing 0.10 acres.

Being the same property conveyed to Barbara R. Williams by deed from Donald W. Comstock and James E. Jose of record in Instrument No. 20000404-0033574, Register's Office for Davidson County, *

This Quitclaim Deed is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Pages 145-146, said Register's Office.

Subject to restrictions of record in Book 2598, Page 49, said Register's Office.

This is improved property known as 324 Melpar Drive, Nashville, TN

IN TESTIMONY WHEREOF I have hereunto set my hand this 13th day of February, 2012.

*Further being the same property conveyed to Loyde R. Ragan and James A. Ragan by Deed dated 01/15/2008 and executed by Barbara R. Williams and recorded as Instrument No. 20080122-0006468, said Register's Office.

Barbara Melinda Ragan
BARBARA MELINDA RAGAN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **BARBARA MELINDA RAGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person(s) within named and that

executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 13th day of February, 2012.

Kevin Fean
Notary Public

KEVIN FEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: March 10, 2012

My Commission Expires MAR. 10, 2012

OFFICIAL USE ONLY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is *Zero Dollars and Zero Cents*.

James A. Ragan
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of March, 2012

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Curtis M. Lincoln
Notary Public

My commission expires: 2-26-15