Instr:200003240030101 Page: 1 OF 2
REC'D FOR REC 03/24/2000 1:33:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1757.50

48A
Realty

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Hector E. Ramirez	First Horizon Home Loan	116-12-0 121.00
3819 Abbott Martin Road	P.O. Box 146	
Nashville, TN 37215	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Calvin Houghland, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Hector E. Ramirez and wife, Lynn Pearson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, being all of Lot No. 2 on the unrecorded plan of Fred Webber's Subdivision, described according to a survey made by S.R. Sanford, Jr., Surveyor, May 8, 1944, as follows:

Beginning on the southerly margin of Abbott-Martin Road at the northwest corner of the property conveyed to William G. Landrum and wife, by deed from Charles H. King and wife, as of record in Book 1683, Page 141, Register's Office for said County, being the corner of Lots No. 2 and 3; thence with the southerly margin of said Road, westwardly 125 feet to a corner of Lots 1 and 2 on said plan; thence with the line between said two lots, southwardly 294 feet 2 inches to a corner of lots 1, 2 and 4; thence with the line between Lots No. 2 and 4, eastwardly 125 feet to a corner of Lot No. 2 and 3; thence with the line between said two lots, northwardly 293 feet 7 inches to the point of beginning.

Being the same property conveyed to Calvin Houghland by deed from Arthur Tek and wife, Gina Tek, of record in Book 9979, Page 338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3819 Abbott Martin Road, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 17th day of March, 2000.

Calvin Houghland by James Sochovka
Attorney In Fact

Calvin Houghland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Sochovka, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Calvin Houghland and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 17th day of March, 2000.

Notary Public

My commission expires: 5/20/2003

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires