Instr:200006080057252 Page: 1 OF 2
REC'D FOR REC 06/08/2000 11:03:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $525.22

ORT#: SV_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,950.00

Susan Moomaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2000.

Notary Public: LARGE

MY COMMISSION EXPIRES: My Commission Expires May 28 2002
(AFFIX SEAL)

615.385.2804 THIS INSTRUMENT WAS PREPARED BY MTG Simple #003143
Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Christopher J. Ramos and wife (NAME)	Columbia National (NAME)	108-12-232
3328 East Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	7142 Columbia Gateway Dr. (STREET ADDRESS)	3D-92264
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Columbia, MD 21046 (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 HEREBY ACKNOWLEDGED, ~~WE~~ I, Thomas Sgro, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J. Ramos and wife, Valerie A. Ramos

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, and being **Lot No. 78** on the plan of **Trailwood, Section 5**, as of record at **Plat Book 6900, pages 477, 478 & 479** in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 8439, page 788**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Limitations shown on said plan of record at Plat Book 6900, pages 477, 478 & 479 said Register's Office.

Pursuant to §1031, I.R.C., Grantor does hereby give Grantee notice of effecting a **"like-kind" exchange**, and that the net purchase funds and/ or net sales proceeds are not being paid directly to Grantor but to a third-party to hold and then pay-out to complete this "like-kind" exchange. Thile the Grantee does consent to said exchange, Grantee assumes no responsibility for Grantor's position with respect to the "like-kind" exchange rules. Accordingly, Grantee acknowledges the Grantor's notice but no futher or otherwise.

unimproved ( )
This is improved(X) property, known as 3328 East Lake Dr., Nashville, TN 37214
(House Number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of MAY , 2000 , 19xx .

Thomas Sgro

Thomas Sgro

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas Sgro

personally acquainted (or proved to me in the basis of satisfactory evidence), the bargainor(s), with whom I am executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of MAY, 2000 xxx.

My Commission expires:
10-25-2003

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public