File Box 13

#1062

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/25/00 14:31 2pgs
Fees:11.00 Taxes:358.53
20001025-0105894

ADDRESS NEW OWNER:
Robert Ramirez
213 Brittany Park Circle
Antioch, Tennessee 37013

SEND TAX BILL TO:
Union Planters Bank, N.A.
200 Public Square
Woodbury, TN 37190

MORTGAGEE:

MAP **162-12**
GROUP **A**
PARCEL **17.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey A. Cardenas, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert Ramirez**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

married

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Resubdivision of Lots 11-30, Brittany Park Subdivision, Phase 1A, a P.U.D., of record in Book 9700, page 263, said Register's Office.

Being the same property conveyed to Jeffrey A. Cardenas, unmarried by deed from Carlton Enterprises, Inc. of record in Book 10503, page 125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 213 Brittany Park Circle, Antioch, Tennessee 37013.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 17 day of October, 2000.

Jeffrey A. Cardenas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey A. Cardenas, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of October, 2000.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $96,900.00.

Judy L Painter-Rose
AFFIANT

Subscribed and sworn to before me on this 17th day of ~~Oct 2000~~. October, 2000.

Vicki Hazelwood
NOTARY PUBLIC

My Commission Expires:
5-26-02