PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/04/01 12:00 2pgs
Fees:11.00 Taxes:314.50

20010604-0057623

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2001** between **Terrice V. Ramey** , GRANTOR, and **Kelly A. Cruz*** GRANTEE. *unmarried

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Corder Heights, of record in book 1835, page 77, Register's Office for said County.

Said Lot No. 10 fronts 90.9 feet on the westerly margin of Corder Drive and extends back 163.9 feet on the northerly line and 150.9 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Terrice V. Ramey by deed from Shatika McClinton, Guardian for Philese Drena Matthews of record in Book 10157, page 655, said Register's Office for Davidson County, Tennessee. Philese Drena Matthews being the sole surviving legal heir of Carlyle Partee who is now deceased.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record on the Plat of record in Book 1835, page 77; any and all easements, right of ways, setback lines, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Terrice V. Ramey by Joshua A. Ramey attorney in fact.
Terrice V. Ramey
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **31st** day of **May, 2001** before me personally appeared TOSHIA L. RAMEY to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TERRICE V. RAMEY, and acknowledged that he/she executed the same as the free act and deed of said TOSHIA L. RAMEY

Witness my hand, at office, this **31st** day of **May, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

A.
Kelly Cruz
1400 Corder Drive
Nashville, Tn 37206

Property Address:

1400 Corder Drive
Nashville, Tn 37206

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Parcel #: 83-4-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kelly A Cruz
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076