RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00.

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2001.

Notary Public

My Commission Expires: 9-29-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/07/01 07:38 3pgs
Fees:18.00 Taxes:621.23
20010907-0097073

ADDRESS NEW OWNER(S) AS FOLLOWS:
OLIVIER LEROUX and AOUATEF BELLAMINE
3402 Pleasant Valley Road
Nashville, Tennessee 37204

SEND TAX BILLS TO:
SouthTrust Mortgage Corporation
210 Wildwood Parkway #100
Birmingham, AL 35209

MAP-PARCEL NUMBERS:
118-100-102.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I. SCOTT RAMSEY, a married man, and S. DAVID RAMSEY, JR. TRUSTEE OF S. DAVID RAMSEY, JR. TRUST** hereinafter referred to as Grantors, hereby transfers and conveys to **OLIVIER LEROUX and AOUATEF BELLAMINE, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of the O.F. Noel Estate Pleasant Valley, of record in Book 1424, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to I. Scott Ramsey, an unmarried person and Gregory L. Gerdeman, an unmarried person and S. David Ramsey, Jr., Trust by Warranty Deed from Michael Lee Jones and wife, Roslyn Ruth Jones of record in Book 10133, Page 889, Register's Office for Davidson County, Tennessee. Said property further conveyed by Quitclaim Deed from Gregory L. Gerdeman to I. Scott Ramsey, an unmarried person of

record in Book 11423, Page 348, said Register's Office. I. Scott Ramsey having since married.

Lara Ramsey as spouse of I. Scott Ramsey hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Department of Public Works of record in Book 9585, Page 104, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3402 Pleasant Valley Road, Nashville, Tennessee 37204.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of August, 2001.

I. SCOTT RAMSEY

LARA RAMSEY

S. DAVID RAMSEY, JR. TRUST

By _____
S. DAVID RAMSEY, JR., TRUSTEE
Signed on August 28, 2001

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 I. SCOTT RAMSEY and LARA RAMSEY with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2001.

Notary Public

11/18/01
My Commission Expires

R. BARRETT, JR. NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. David Ramsey, Jr., with whom I am personally acquainted and who proved to me on the basis of satisfactory evidence, that he is the Trustee of the S. David Ramsey, Jr. Trust and who being authorized to do so, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of August, 2001.

Margaret A Simmons
Notary Public

FEB. 6, 2002
My Commission Expires

MARGARET A. SIMMONS
Commission # 1172592
Notary Public - California
Santa Clara County
My Comm. Expires Feb 6, 2002