WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/01 12:24 2pgs
Fees:13.00 Taxes:343.36

20011212-0137210

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,800.00

D A Mayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF December 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Mary Birdsong
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(NOTARIAL SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Artiemae Taylor	Columbia National, Incorporated	MAP 072-04
(NAME)	(NAME)	
1405 Stratford Avenue	P. O. Box 3050	PARCEL 086
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbia, Maryland 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jorge Ramos-Rivera and wife, Blanca I. Torres Ramos-Rivera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Artiemae Taylor

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

Being the southerly part of Lot No. 4 of Block "B" on the Plan of Inglewood Golf Club, as of record in Book 843, page 65, Register's Office for Davidson County, Tennessee, and being further described as follows:

Said part of Lot No. 4 fronts 61 feet on the easterly margin of Stratford Avenue and extends back 163.5 feet on the southerly ine and 167.7 feet on the northerly line to a dead line in the rear measuring 59.26 feet, sa described in deed of record in Book 5588, page 466, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jorge Ramos-Rivera, married, by Warranty Deed from William L. Leftwich and wife, Margaret S. Leftwich of record in Book 10566, page 816, Register's Office for Davidson County, TN.

Blanca I. Torres Ramos-Rivera joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1405 Stratford Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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 our hand s this 5th day of December 2001

Jorge Ramos-Rivera

Blanca I. Torres Ramos-Rivera

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JORGE RAMOS RIVERA & BLANCA I TORRES RAMOS-RIVERA the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MERRITT ISLAND, FL this 4th day of DECEMBER, 2001.

My Commission Expires: 5-16-2004

K G HULL
Notary Public, State of Florida
My comm. expires May 16, 2004
Comm. No. CC931519
ID 264243
Bonded Thru Service Insurance Company, Inc.

K G Hull
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public

My Commission Expires: _____