WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 15:38 2pgs
Fees:13.00 Taxes:732.60

20020409-0043741

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 2002

Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Richard S. Ramsay (NAME)	The Farmers Bank (NAME)	MAP 033-05
237 Birdwell Court (ADDRESS)	P. O. Box 657 (ADDRESS)	PARCEL 011
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	White House, TN 37188 (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, Southern Classic Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard S. Ramsay and wife, Peggy E. Ramsay

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:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Birdwell Subdivision, as of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Southern Classic Builders, a Tennessee Corporation by Warranty Deed from Joseph Birdwell and wife, Katherine J. Birdwell of record by Instrument No. 20011024-0116321, Register's Office for Davidson County, TN

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 237 Birdwell Court, Goodlettsville, TN 37072
(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 my hand this 2nd day of April 2002

Southern Classic Builders
By: R. Shannon House
R. Shannon House, V. President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Goodlettsville, TN on this the 2nd day of April, 2002 .

My commission expires 10-25-03 _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE