Davidson County DEEDWARR
Recvd: 10/14/02 11:45 2pgs
Fees:13.00 Taxes:1110.00
20021014-0125851

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19385**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 16th day of SEPTEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. Henry E. Kromer and Mr. Christopher L. Kromer 1130 Brookwood Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-16 PAR 17.00 FB OH 10956

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH W. RAMEY AND WIFE, LEE ANN RAMEY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HENRY E. KROMER AND CHRISTOPHER L. KROMER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1130 Brookwood Lane, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of SEPTEMBER, 2002.

Joseph W. Ramey by

JOSEPH W. RAMEY

Lee Ann Ramey by

LEE ANN RAMEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR. with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JOSEPH W. RAMEY AND WIFE, LEE ANN RAMEY and is authorized by the said JOSEPH W. RAMEY AND WIFE, LEE ANN RAMEY to execute this instrument on THEIR behalf.

Witness my hand, at office, this 16th day of September, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 Block A on the Plan of Gateway Acres, as of record in Plat Book 974, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph W. Ramey and spouse, Lee Ann Ramey by deed from Linn Ward-Smith Hurt Stringfellow, unmarried of record in Book 10016, page 352, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been paid by the seller; (2) Easements of record in Book 5046, page 9; and (3) All matters appearing on the Plan of record in Plat Book 974, page 73, said Register's Office.