WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/02 12:34 2pgs
Fees:13.00 Taxes:410.33

20021114-0141226

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

Zenaido Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZENAIDO RAMIREZ	RBC MORTGAGE COMPANY	MAP 43-1
(NAME)	(NAME)	
609 REDBIRD COURT	440 NORTH ORLEANS	PARCEL 231.00
(ADDRESS)	(ADDRESS)	
MADISON, TENNESSEE 37115	CHICAGO, IL 60610	
(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, BRANDYWINE BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZENAIDO RAMIREZ AND WIFE, YOLANDA CARLIN RAMOS

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 Number 4 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Brandywine Builders, Inc. by deed from Charles E. Rhoten and wife, Carole Rhoten of record in Book 11451, page 10, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 609 REDBIRD COURT, MADISON, TENNESSEE 37115
(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 8th day of November, 2002

BRANDYWINE BUILDERS, INC.
By: Joe D. Allen
JOE D. ALLEN, 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 JOE D. ALLEN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the BRANDYWINE BUILDERS, INC. the within named bargainor, and corporation, and that he as such 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 JOE D. ALLEN as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at MADISON, TENNESSEE on this the 8th day of November, 2002 .

My commission expires November 27, 2004

_____
Notary Public