THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/14/03 13:22 2pgs
Fees:13.00 Taxes:347.80
20030314-0034460

ADDRESS NEW OWNER:
Arthur J. Jaramillo, et ux
7038 Bonnamere Drive
Hermitage, Tennessee 37076

MORTGAGEE:
Edith M. Rinks
405 Woodlawn Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 074-080-205.00
Field Book #:4D-33722

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Edith M. Rinks, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Arthur J. Jaramillo and wife, Melissa D. Jaramillo,** 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. 1038 on the Map of Hermitage Hills Subdivision, Section 10, of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1038 fronts 80 feet on the northeasterly margin of Bonnamere Drive and extends back 163.9 feet on the southeasterly line and 130.54 feet on the northwesterly line to a broken line in the rear measuring 147.74 feet thereon.
>
> Being the same property conveyed to Edith M. Rinks, by deed from Randall P. Haley and wife, Gloria J. Haley, as of record in Book 6531, page 286, Register's Office for Davidson County, Tennessee.
>
> Marcus E. Rinks, husband of Edith M. Rinks is not required to sign on said Warranty Deed since property being conveyed is not the marital residence.

This is improved property known as 7038 Bonnamere Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3765, page 134, easements, covenants and conditions as shown on the plan of record in Plat Book 3600, page 50, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 14th day of March, 2003.

Edith M. Rinks
EDITH M. RINKS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDITH M. RINKS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of March, 2003.

NOTARY PUBLIC

DEE ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10.26.03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$94,000.00.**

Melissa D Saramillo
AFFIANT

Subscribed and sworn to before me
this 14th day of March, 2003.

NOTARY PUBLIC

DEE ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10-23-03