**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of April, 2003.

Notary Public

My Commission Expires: 11/6/06

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Return to:
SOUTHERN TITLE SERVICES, LLC
2637 MURFREESBORO PIKE
NASHVILLE, TENNESSEE 37217

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/15/03 10:28 2pgs
Fees:13.00 Taxes:407.00
20030415-0049830

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose M. Ramos
608 Sue Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Jose M Ramos
P.O. Box 104
Borger, TX 79008

MAP-PARCEL NUMBERS:
162-10/101

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Clemons** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose M. Ramos** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Brookview Estates, Section 2 as of record in Plat Book 4460, Page 163, Register's Office for said County.

Said Lot No. 101 fronts 77.98 feet on the west margin of Sue Drive and extends back 132.15 feet on the south line and 125.98 feet on the north line to a line in the rear on which it measures 69.98 feet.

Being the same property conveyed to Scott Clemons (aka Scott Clemmons) by deed from Equicredit Corporation of America of record in Instrument No. 20010123-0006736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.

The recorded plan shows an owner's certificate, a 30 foot set-back line from Sue Drive, which has not been violated, and a 10 foot easement for utilities and drainage along the rear line of said lot.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 608 Sue Drive, Antioch, Tennessee 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 4th day of April, 2003.

**Scott Clemons**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Clemons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2003.

DONALD BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11-22-05

07802-BP