Davidson County DEEDWARR
Recvd: 05/02/03 10:30 2pgs
Fees:13.00 Taxes:443.63

20030502-0058779

WARRANTY DEED

Return to:
Southern Title Services, LLC
4733 Andrew Jackson Parkway
Ste 1C
Hermitage, TN 37076

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 20 03

Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ramos (NAME)	1st Trust Bank for Savings (NAME)	MAP 75-9
209 Bonnafield Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 38
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 3887 (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, Joe Sam Hurt and wife, Dorothy Smith Hurt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Ramos and wife, Donna 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, beginning at a point, said point being the southeast corner of Lot No. 593, Section 6, Hermitage Hills Subdivision, Book 3300, Page 10, RODC., said point of beginning also being the northwest corner of Tract No. 1, described above; thence along the east boundary line of above mentioned Lot No. 593, north 4 deg. 12' east 68.45 feet to a point, said point being the northeast corner of Lot No. 593; thence south 86 deg. 8' east, 16.0 feet to a point, thence south 4 deg. 12' west, 67.43 feet to a point; thence north 89 deg. 47' west, 16.04 feet to the point of beginning, and containing 0.025 acres, more or less.

Being the same property conveyed to Joe Sam Hurt and wife, Dorothy Smith Hurt by Quitclaim Deed from J. Morgan Hurt and wife, Ruth Hurt of record in Book 3614, Page 161, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 10, said Register's Office.

unimproved ( )
This is improved (X) property, known as 209 Bonnafield Drive, Hermitage, TN 37076
(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 our hand s this 30th day of April, 20 03

Joe Sam Hurt

Dorothy Smith Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Sam Hurt and wife, Dorothy Smith Hurt

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 20 03.

Commission expires 1/31/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public