WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian O. Pickler (NAME)	Columbia National Incorporated (NAME)	MAP 083-10
1807 Lakehurst Drive (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 250
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Columbia, MD (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, Larry Ramsey, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian O. Pickler and Jeffrey A. Whitaker, as tenants in common, with right of survivorship

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 part of a 10-1/2 acre tract as shown in the Plan of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, September 4, 1935, and revised on October 1, 1935, and revised on October 1, 1936, as follows:

Beginning at a point in the north margin of a 20-foot unnamed roadway as shown on said plan known as Lakehurst Drive, being the southwest corner of a 60-foot lot shown on said survey; thence northerly 140 feet to the south line of the McEwen Subdivision, of record in Book 332, page 133, said Register's Office; thence with the line of said subdivision, easterly 75 feet to a point; thence southerly 140 feet to the north margin of Lakehurst Drive, thence with the margin of the same, westerly 75 feet to the point of beginning.

BEING the same property conveyed to Larry Ramsey by Warranty Deed from Roy M. Holmes and wife, Brenda G. Holmes of record in Book 5425, page 178, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 07/08/03 14:20 2pgs
Fees:13.00 Taxes:518.00

20030708-0093797

unimproved ( )
This is improved (X) property, known as 1807 Lakehurst Drive, Nashville, TN 37206
(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 30th day of June, 2003

Larry Ramsey

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 Tiffany Ramsey, Unmarried

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of June, 2003.

Commission expires

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted 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 , .

My commission expires

Notary Public