THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 03/05/04 08:40 2pgs
Fees:13.00 Taxes:255.30
20040305-0025154

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Tomas Antonio Ramirez Marcia 120 Rosebank Ave. Nashville, TN 37206	Same as New Owner	Map 83-3 Parcel 178

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLY R. JOHNSON and wife, NELL B. JOHNSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TOMAS ANTONIO RAMIREZ MARCIA, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly part of Lot No. 6 and the westerly part of Lot No. 7 on the Plan of W. S. Ashworth's Re-subdivision of Brownsville, as of record in Book 161, page 153, described according to a copy of a survey thereof by J. Douglas Roach, Surveyor, as revised on October 29, 1946 as follows:

Beginning at a point in the north margin of Rosebank Avenue, 50 feet east of the southwest corner of Lot No. 6; thence northerly, parallel to the west line of Lot No. 6, 160 feet to south margin of an alley; thence easterly along the south margin of said alley, 46 feet to the westerly margin of said right of way 25 feet, more or less, to a point; thence southerly parallel to the east line of Lot No. 6, 139.5 feet to the north margin of Rosebank Avenue; thence westerly along the north margin of Rosebank Avenue; thence westerly along the north margin of said avenue, 60 feet to the beginning.

BEING the same property conveyed to Billy R. Johnson and wife, Nell B. Johnson, by deed from Michael Haase and wife, Wanda Haase, of record in Book 6465, page 837, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 120 Rosebank Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 161, page 153, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

BILLY R. JOHNSON

NELL B. JOHNSON

"GRANTEE"

TOMAS ANTONIO RAMIREZ MARCIA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. JOHNSON and wife, NELL B. JOHNSON, and TOMAS ANTONIO RAMIREZ MARCIA, 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, at office, this the 1st day of March, 2004.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of March, 2004.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05