Davidson County DEEDWARR
Recvd: 04/19/04 15:33 2pgs
Fees:13.00 Taxes:765.16

20040419-0044290

WARRANTY DEED

B-ANMC-04-3322

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,800.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2004.

Notary Public

11-24-07
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Peg D. Harrington	Access National Mortgage	
3322/3324 Leland Lane (ADDRESS)	1800 Robert Fulton Drive, Suite 350 (ADDRESS)	118-9-122
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD R. RAMAGE AND WIFE, ROSALYN R. RAMAGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEG D. HARRINGTON, single person hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND lying and being the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of the Resubdivision of Lots Nos. 12 and 13 in Noelton, not of record, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, May 15, 1936, as follows:

BEGINNING on the easterly margin of Lealand Lane, formerly 10th Avenue South, at a point 713 feet south of the southerly margin of Third Street or Battlefield Drive; thence southerly 87 feet along the said easterly margin of Lealand Lane to a point; being a corner of Lots No. 8 and 9; thence with the line between said two lots eastwardly 185 feet to a point; thence northerly 87 feet along a line parallel with said easterly margin of Lealand Lane to a point; thence westerly 185 feet to a line, parallel with the line between said Lots Nos. 8 and 9, to the point of beginning.

Being the same property conveyed to Donald R. Ramage and wife, Rosalyn R. Ramage by Deed dated July 29, 1999 and filed for record on August 3, 1999 in Book 11603, Page 96 and re-recorded on August 23, 1999 in Book 11630, Page 760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3322/3324 Leland Lane, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of April, 2004.

Donald R. Ramage
Donald R. Ramage

Rosalyn R. Ramage
Rosalyn R. Ramage

STATE OF Tennessee
COUNTY OF Davidson

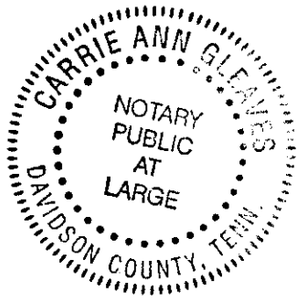
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Ramage and Rosalyn R. Ramage, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903