Davidson County DEEDWARR
Recvd: 05/04/04 11:55 2pgs
Fees:13.00 Taxes:314.50

20040504-0050526

# WARRANTY DEED

P-IM-04-4744

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/24/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luis A. Ramirez | National City Mortgage Co | |
| 4744 Volunteer Drive (ADDRESS) | 8136 Bash St. Ste 100 (ADDRESS) | 149-5-78 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZP) | Indianapolis, IN 46250 (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMEH SIDHOM, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LUIS A. RAMIREZ,*hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *married,

Being Lot No. 131 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61 and amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sameh Sidhom by Warranty Deed dated October 31, 2003 from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20031113-0166049, 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 4744 Volunteer Drive, Antioch, Tennessee 37013
(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/our hand(s) this 30th day of April, 2004.

Sameh Sidhom

Theresa Habachi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Sameh Sidhom * the bargainor (s), 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

My Commission Expires: 1/20/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

* and wife, Theresa Habachi

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, 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 _____.

Witness my hand and official seal at office at _____ on this the 30th day of April, 2004.

My Commission Expires _____

_____
Notary Public

**RETURN TO:**
**PRESTIGE TITLE, LLC**

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800