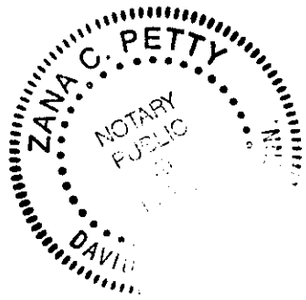
Davidson County DEEDWARR
Recvd: 05/10/04 14:23 2pgs
Fees:13.00 Taxes:455.47
20040510-0053205

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,100.00

X Helen E. Ralls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jose E. Ramirez	RBC Mortgage Company	Map 74
5001 Bonnawell Drive	440 North Orleans	Group 16
Hermitage, TN 37076	Chicago, IL 60610	Parcel 89

FOR AND IN 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

Helon E. Ralls

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jose E. Ramirez and wife, Maria D. Diaz

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 Lot No. 396 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Beginning with a point in the southerly margin of Bonnawell Drive at the common corners of Lots Nos. 395 and 396; thence with the line between said two lots, 115.0 feet to a point which is the common corner of Lots Nos. 395, 396, and 397; thence with the line between said Lots Nos. 396 and 397, 125.58 feet to a point in the easterly margin of Plantation Drive; thence along said margin 90.0 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northeasterly direction to a point in the southerly margin of Bonnawell Drive; thence along said margin 100.58 feet in an easterly direction to the point of beginning.

BEING the same property conveyed to Helon E. Ralls by deed from William J. Parrish, Sr. and wife, Krisda Parrish, of record in Book 5226, Page 853, dated November 22, 1977, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 1 and 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5001 Bonnawell Drive, Hermitage, TN 37076

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 27th day of April, 2004.

Helen E. Ralls
Helon E. Ralls

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 Helon E. Ralls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.