Box 13
#7996

Davidson County DEEDWARR
Recvd: 05/18/04 11:06 2pgs
Fees:13.00 Taxes:517.63
20040518-0058000

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43068

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **14TH DAY OF MAY, 2004.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MATTHEW T. RAMSEY et ux **1814 Martin Street** **Nashville, TN 37203**	WELLS FARGO Home Mortgage PO Box 10304 Des Moines, IA 50306 0304	**105-11-108** **6DA 21495**

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, JACKI MOSS and TONI ALEXANDRA EVOLA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW T. RAMSEY and wife, SARA D. RAMSEY**

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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 50 feet of the northerly 200 feet of the easterly 156 feet of Lot No. 13 on the Plan of the Joseph W. Horton property, of record in Plan Book 1, Page 44, of the Chancery Court at Nashville, and described according to a survey made by S. M. McMurray Engineering Company, June 16th, as follows:

Beginning on the easterly margin of Martin Street, at a point 108.9 feet north of the northerly margin of Wedgewood Avenue; thence with the easterly margin of said street, northwardly 50 feet; thence eastwardly and parallel with the northerly margin of Wedgewood Avenue 156 feet; thence southerly 50 feet, thence westwardly 156 feet to the beginning.

Being the same property conveyed to Jacki Moss and toni Alexandra Evola, as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Jacki Moss, of record in Instrument Number 20031110-0164643, and being the same property conveyed to Jackie Moss by deed from Mark D. Daniel and Franklin Daniel and wife, Savilla B. Daniel, of record in Book 10035, page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 1814 Martin Street, Nashville, Tennessee 37203

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 OUR HANDS THIS 14th DAY OF MAY, 2004.

JACKI MOSS a/k/a JACKIE MOSS

ALEXANDRA EVOLA

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 JACKI MOSS a/k/a JACKIE MOSS and TONI ALEXANDRA EVOLA, the bargainors, 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 and official seal at Nashville, Tennessee, this the 14TH day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06