This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-580339**

Davidson County DEEDWARR
Recvd: 07/30/04 14:38 3pgs
Fees: 18.00 Taxes: 1067.64
20040730-0091665

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of July, 2004**, by and between **Paul C. Peterson and Kimberly Renee Ramko, husband and wife**, parties of the first part, and **Delta Commercial Properties, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 16, BANCROFT, as shown on plat of record in Plat Book 9700, Page 326-327, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly Renee Ramko by General Warranty Deed from Richard M. Small, recorded the 10th day of July, 2000 in Instrument No. 20000710006806S, Kimberly Renee Ramko having since conveyed unto Paul C. Peterson and Kimberly Renee Ramko, Husband and Wife, recorded the 9th day of September, 2002 in Instrument No. 200209090108775 and re-recorded in Instrument Nos. 200211110138723 , in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **144-00-0 103.00**
Improved OR
X Unimproved property located at: **47 Bancroft, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul C. Peterson

Kimberly Renee Ramko

Kimberly Renee Ramko

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Kimberly Renee Ramko to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and Notarial Seal this 20th day of July, 2004.

Sharon K. Riney

Notary Public

My Commission Expires: 5-27-07

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul C. Peterson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of July, 2004.**

Sharon K. Riney

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Delta Commercial Properties, LLC**

and Address: 2710 Belmont Blvd.
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$288,550.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith Adkins
Affiant

Subscribed and sworn to before me this **Twentieth day of July, 2004**.

Sharon L. Riney
Notary Public

My Commission Expires: 5-27-07

