THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Saul A. Ramirez **813 Idlewild Drive** **Madison, TN 37115**	**NEW OWNER**	52-1-B-23

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $106,550.00.

Saul A. Ramirez
Affiant

Subscribed and sworn to before me this 30th day of August, 2004

C. Leigh Wigginton
Notary Public
My Commission Expires: 2/17/04

C. LEIGH WIGGINTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/07/04 10:02 2pgs
Fees:13.00 Taxes:394.24

20040907-0107497

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **T&T Building Contractors, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Saul A. Ramirez, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Covington Place, of record in Book 9700, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to T & T Building Contractors, LLC by Warranty Deed from Melvin G. George dated June 21st, 2004 and filed for record in Instrument No. 20040623-0074516, Register's Office for Davidson County, Tennessee. Said property having been a portion of the property conveyed to Melvin G. George by Quitclaim Deed dated January 13, 1989 and filed for record in Book 7752, page 591 said Register's Office

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 9700, page 552 Register's Office for Davidson County. Restrictive covenants recorded in Book 11289, page 87 and Book 11418, Page 596, Davidson County Register.

THIS IS **IMPROVED** PROPERTY KNOWN AS 813 Idlewild Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 30th day of August, 2004

T&T Building Contractors, LLC

BY: _____

Thomas Roberts
Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Chief Manager of T&T Building Contractors, LLC the within named bargainor, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Chief Manager

Witness my hand and seal, at office in Tennessee, this the 30th day of August, 2004

NOTARY PUBLIC

My Commission Expires: 2/17/08

C. LEIGH WIGGINTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN