Box 13
#8692

Davidson County DEEDWARR
Recvd: 09/22/04 13:43 2pgs
Fees:13.00 Taxes:513.55
20040922-0114143

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **September, 2004** by and between **John R. Adams and Cindy E. Adams** , herein after referred to as GRANTOR, and **Osbaldo Ramos-Lomeli***, herein after referred to as GRANTEE. *MARRIED

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 139 on the Plan of Glencliff Estates, VI, of record in Plat Book 2133, page 73, Register's Office for Davidson County,Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Adams and Cindy E. Adams, married, by Warranty Deed from Johnny Bryce Ellis and Monica E. Ellis, married, dated November 25, 1998, recorded December 2, 1998, of record in Book 11230, page 304, Register's Office for Davidson County,Tennessee.

Subject to any and all easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 8164, page 500, said Register's Office.

Subject to restrictive covenants of record in Book 2199, page 582 and Book 2604, page 261, said Register's Office.

This is improved/unimproved property known as: 308 Browning Rd, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John R Adams by Mary Brown AIF
John R. Adams
Signature of Seller

Cindy E Adams by Mary Brown AIF
Cindy E. Adams
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **17th** day of **September, 2004** before me personally appeared Mary Brown , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John R. Adams and Cindy E. Adams , and acknowledged that he/she executed the same as the free act and deed of said Mary Brown .

Witness my hand, at office, this **17th** day of **September, 2004.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires:

Name and Address of Property Owner:
Osbaldo Ramos-Lomeli
308 Browning Rd, Nashville, TN 37211

Send Tax Statements to:
Guaranty Residential Lending, Inc.
1300 S. MoPac Expressway, Austin, Tx. 78746

Map and Parcel--119.04-O-082.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$138,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Heidi Jo Clay
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **September, 2004.**

Notary Public

My Commission Expires: 5/28/04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-388