SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/04 08:32 2pgs
Fees:13.00 Taxes:547.60

20041011-0122273

jtc file no. 17452-3

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2397

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Ramos	Wells Fargo Bank, N.A.	164-13-0-159.00
(NAME)	(NAME)	
5720 Murphywood Crossing	7485 New Horizon Way	
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013	Frederick MD 21703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation** SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Martin Ramos,**

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 149 on the Plan of Section Three, Asheford Crossing of record in Plat Book 9700, Page 545, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation by Trustee's Deed dated August 11, 2004, of record in Instrument No. 20040910-0109511, Register's Office for Davidson County, Tennessee. Said Deed having been corrected and re-recorded simultaneously herewith in Instrument No. #, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5720 Murphywood Crossing, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Martin Ramos** and his/her/their assigns, forever.

Said **Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation,** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation,** has executed this deed this **22nd day of September, 2004.**

#20041011-0122272

Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation

By:

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T. Milun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Asst Vice President respectively of the Deutsche Bank Trust Company, F/K/A Bankers Trust Company, as Trustee for Residential Funding Corporation, the within named bargainor, a corporation, and that he/she as such Asst Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2004.

Commission expires: Jan 6, 2006

KATHERINE GILES
Commission # 1337878
Notary Public — California
San Diego County
My Comm. Expires Jan 6, 2006

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027