# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/04 15:24 2pgs
Fees:13.00 Taxes:532.89
20041111-0136025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,023.00

Ruth Marie Ramroop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Deborah K. Devins
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

*Return to: #1319

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy Michael Ramroop | CTX Mortgage Company, LLC | 174-11A-220 |
| (NAME) | (NAME) | |
| 2340 Haskell Drive | P.O. Box 650269 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Dallas, Texas 75265-0269 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Signature Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Michael Ramroop and Ruth Marie Ramroop, husband and wife, 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:

Land in Davidson County, Tennessee, being all of Lot No. 319 on the Final Plat, Cane Ridge Farms, Phase Four, as shown by plat appearing of record in Instrument No. 20030721-0101773, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Homes, Inc., by Warranty Deed dated October 27, 2003, from Cane Ridge Farms, LLC, of record in Instrument No. 20031029-0159217, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed to Cane Ridge Farms, LLC by Warranty Deed dated April 13, 1999, as of record in Book 11431, Page 163, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brian Burns, President of Signature Homes, Inc. by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☒ property, known as 2340 Haskell Drive, Antioch, TN 37013

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

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 my hand this 5th day of November, 2004.

Signature Homes, Inc.

By: Brian Burns, President by Terry DeSelms as Attorney-in-Fact

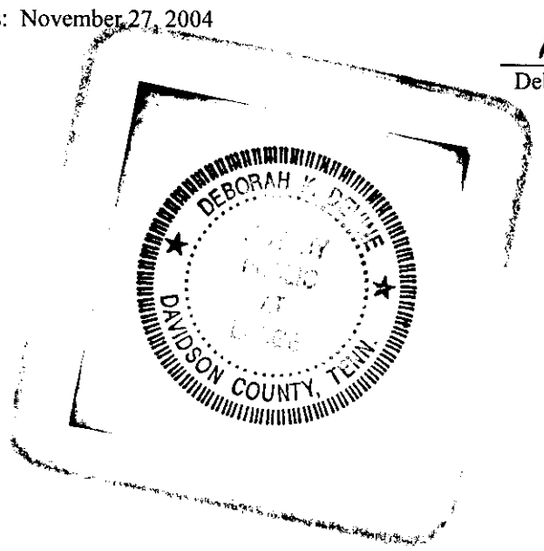
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Homes, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Homes, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Homes, Inc.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

Commission expires: November 27, 2004




Deborah K. Devine Notary Public