Box 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/16/04 14:46 2pgs
Fees:13.00 Taxes:381.10

20041116-0137663

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Diaz Castellano (NAME)	Countrywide Home Loans, Inc. (NAME)	119-04/143.00
321 Bowwood Drive (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, W. Neal Ramsay and wife, Sue Ramsay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan M. Diaz Castellano

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 Lot No. 161 on the Plan of Section Three Glencliff Estates, as of record in Book 1424, page 1, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Said lot fronts 100 feet on the Northwesterly side of Bowwood Drive and runs back between lines, 298.2 feet on the northeasterly line, and 291.7 feet on the southwesterly line, to a dead line in the rear, measuring 107.1 feet thereon.

Being the same property conveyed to Woodrow R. Ramsay and wife, Loleta Foshee Ramsay by deed from Glencliff Estates, Inc. of record in Book 1786, page 557, Register's Office for Davidson County, Tennessee. Subsequently Woodrow R. Ramsay having predeceased and Loleta Foshee Ramsay and title having vested in Loleta Foshee Ramsay as surviving tenant by entirety. Loleta Foshee Ramsay havng since died on 12/30/03 and devised said property to W. Neal Ramsay by last will and testament of record in Instrument No. 5581-1411028 (Docket No. 04P-323) probate Clerk's Office for Davidson County Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record

Sue Ramsay, wife of W. Neal Ramsay joins herein to convey all right, title and interest she may have in said property whether arising by virtue of marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 321 Bowwood Drive, Nashville, TN 37217
(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 15th day of November, 2004

W. Neal Ramsay

Sue Ramsay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Neal Ramsay and Sue Ramsay, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November 2004.

Commission expires January 26, 2008

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public