File No. 20040834

This instrument was prepared by **R. Mitchell Ross** of the law firm of Rudolph, Ross, Fendley & Hogan, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Mr. Salvador Ramirez
7324 Franklin Lake Court
Winston GA 30187

OWNER AND PROPERTY ADDRESS:

Same

Davidson County DEEDWARR
Recvd: 11/19/04 15:16 2pgs
Fees:13.00 Taxes:1609.50
20041119-0139386

FIRST STATE BANK

TO: CASH WARRANTY DEED

SALVADOR RAMIREZ, ET AL

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **FIRST STATE BANK**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **SALVADOR RAMIREZ, CARLOS HERNANDEZ, M. GUADELUPE HERNANDEZ AND LOURDES MARIA BARAJAS, Grantee** and in this deed called the **"Grantee"**, equal tenants in common, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 of the Scottish Inns Resubdivision of Lot No. 1, as of record in Book 8250, Page 787, RODCT, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This being real estate conveyed to **Grantor** by deed of record in Instrument No. 20040831-0105259, as corrected in Instrument No. 20040922-0113856, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 163-0-375.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, as equal tenants in common, **Grantee's** heirs and assigns forever.

Subject to easements of record in Instrument No. 20000121-0007396, Book 7842, Page 906, Book 7689, Page 63, Book 8028, Page 944, Book 8116, Page 824, Book 8026, Page 940, RODCT. Subject to the right of the State of Tennessee to redeem property pursuant to TCA Section 67-1-1433. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 10 day of November, 2004.

GRANTOR:

First State Bank

By: _____
Chet Alexander, Vice President

STATE OF Tennessee
COUNTY OF Obion

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Chet Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be Vice President of **First State Bank** the within named bargainor, a Corporation, and that such Vice President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as **Vice President**.

Witness my hand and seal, at office, this 11/ 10 /2004.

Charlotte B. Halford
NOTARY PUBLIC SEAL

My Commission Expires: 11/12/07

CHARLOTTE B. HALFORD
NOTARY PUBLIC AT LARGE
GIBSON CO. TENN.

STATE OF Tennessee
COUNTY OF Montgomery

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 435,000.00.

SWORN AND SUBSCRIBED TO before me on this the 16 day of November, 2004.

_____
AFFIANT

_____
NOTARY PUBLIC **SEAL**

Commission expires: 12-12-2007

cmm/deed/ramirezcwd

R MITCHELL ROSS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.