Davidson County DEEDWARR
Recvd: 02/16/05 11:05 2 pgs
Fees:13.00 Taxes:388.50

20050216-0017641

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $105,000.00.

Subsribed and sworn before me this the 4th day of February, 2005.

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

B. Minnerly
Affiant

Notary Public 3-1-08

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. RAMSEY, PEGGY
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Peggy B. Ramsey
157 Sheila Drive
Antioch, TN 37013

Send tax bills to:
NEW OWNER

Map 182-3 Parcel 414

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robin Minnerly

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Peggy B. Ramsey

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS. HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Haywood Forest Subdivision of record in Book 5050, page 2, Revised in Book 5200, page 2, Register's Office for said County to which plat reference is hereby made for a more complete description.

Being the same proeprty conveyed to Robin Minnerly by deed from Peter Dyer , dated 03/15/04, of record as Instrument No.20040406-0038698, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 157 Sheila Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

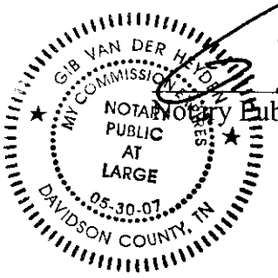
Subsribed and sworn before me this the 4th day of February, 2005.

Robin Minnerly

DEBORAH VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

State of Tennessee
County of Williamson

On this 4th day of February 2005, before me appeared Robin Minnerly personally known to me (or proved to me on the basis of satisfactory evidence) to be the people executing the within document and who acknowledged the execution of the same to be her free act and deed.
Witnessed my hand and official seal.



Notary Public