Davidson County DEEDWARR
Recvd: 02/18/05 14:33 2 pgs
Fees:13.00 Taxes:111.00

20050218-0018665

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 082-05-0
PARCEL: 052.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Dusti Ramieh and husband, Mose T. Ramieh, III
1604 Franklin Avenue
Nashville, TN 37206

WARRANTY DEED

THIS INDENTURE, made this 2nd day of February, 2005 between

Martha B. Brown, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Dusti Ramieh and husband, Mose T. Ramieh, III

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows:

Lot 155 in teh Lots of the North Nashville Real Estate Company which is registered in Book 21, Page 105, of the Register's Office for said County. Said Lot 155 fronts 50 feet on the easterly side of 6th Avenue, North, formerly High Street, and extends back eastwardly between parallel lines 179 feet, six inches on the south line, and 180 feet on the north line to an alley.

Being the same property conveyed to Martha B. Brown by Quitclaim Deed dated 12/3/96 from Sharron Gayle Black of record in Book 10282, Page 526, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Martha B. Brown

Martha B. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha B. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of February, 2005.

Notary

My Commission Expires: 12/31/2006

NOTARY PUBLIC AT LARGE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $30,000.00.

Martha B. Brown

Affiant

Sworn to and subscribed before me, this 2nd day of February, 2005.

Notary Public

My Commission Expires: 12/31/2006

NOTARY PUBLIC AT LARGE