Davidson County DEEDWARR
Recvd: 04/05/05 12:33 2 pgs
Fees:13.00 Taxes:440.30

20050405-0037120

WARRANTY DEED

B-ERA-05-1211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/08

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toshia L. Ramey	Wells Fargo Bank, N.A.	
1211 North 5th Street (ADDRESS)	(NAME) 2703 Wells Fargo Way (ADDRESS)	71-16-193
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Minneapolis, MN 55408 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VODA PROPERTY DEVELOPMENT, INC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOSHIA L. RAMEY, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 96 AND 97 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE EAST SIDE OF NORTH FIFTH STREET AND RUN PARALLEL LINES, 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO VODA PROPERTY DEVELOPMENT, INC. BY QUITCLAIM DEED FROM CECIL DAVID WHEELER AND SAMANTHA CREW RECORDED JANUARY 20, 2005 IN INSTRUMENT NO. 20050120-0006958, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CECIL DAVID WHEELER AND SAMANTHA CREW BY SPECIAL WARRANTY DEED RECORDED JUNE 7, 2004 IN INSTRUMENT NO. 20040607-0067048, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 1211 North 5th Street, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of March, 2005.

VODA Property Development, Inc.

By: _____

Title: President

By: _____

Title: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Samantha Jane,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the President of VODA Property Development, Inc, the within named bargainor, a corporation, and that She as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as President.

Witness my hand and official seal at Nashville, TN
on this 28th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 29, 2006

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State,
_____,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged _____self to be the _____ of VODA Property Development, Inc, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by _____self as _____.

Witness my hand and official seal at
_____
on this 28th day of March, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903