208

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 15:46 3 pg
Fees:18.00 Taxes:412.55

20050502-0048755

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th day of April 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gerald E. Ramsey	nBank, N.A.	MAP 042-11
(NAME)	(NAME)	
1064 Heritage Drive	55 Merchant Street, Suite 300	GROUP A
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati, OH 45246	PARCEL 054.00
(CITY) (STATE) (ZIP)	(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, Oma B. Norris and husband, Leonard G. Norris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald E. Ramsey and wife, Donna Ramsey

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:

A part of Heritage Village Condominium Tract as shown per plat made Exhibit One hereto of record in Plat Book 4955, at page 55, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1064 on the said section plat together with the carport designated Number 1064, a family unit type No. ____, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office of Davidson County, and further amended in Book 5102, page 383, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations,

CONTINUED

This is improved (X) property, known as 1064 Heritage Drive, Madison, Tn 37115
(unimproved ( ))
(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 our hand s this 29th day of April, 2005

Oma B. Norris

Oma B. Norris

Leonard G. Norris

Leonard G. Norris

LEGAL DESCRIPTION CONTINUATION

all of which the Party of the Second Part does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Oma B. Norris by Quitclaim Deed dated March 21, 1994, from Leonard G. Norris, of record in Book 9286, Page 462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Leonard G. Norris joins in this conveyance for the purpose of conveying all right, title and interest in and to said property.

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 Oma B. Norris and husband, Leonard G. Norris

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 29th day of April 2005.

Commission expires 9/22/07

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

My Commission Expires SEPT. 22, 2007

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 _____ 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