STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

# WARRANTY DEED

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 05/04/05 13:39 2 pgs
Fees:13.00 Taxes:1036.00

20050504-0050007

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian J. Ramming | New Owner/Same Address | 129-15 |
| (NAME) | (NAME) | (MAP) |
| 6820 Highland Park Drive | | 83 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/we, Amanda M. Hart, n/k/a Amanda Elcan, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brian J. Ramming and wife, Sarah W. Ramming, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 9, on the Plan of Section 1, West Meade Highlands, of record in Book 3700, pages 69 and 70, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Amanda M. Hart (now known as Amanda M. Elcan) by deed from Stephen T. Adams and spouse, Mary H. Adams, dated May 29, 1998, of record in Book 10963, page 249, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6820 Highland Park Drive, Nashville, Tennessee 37205

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 my/our hand(s) this 28th day of April, 2005.

Amanda M. Elcan by: Clarence Elcan,
Attorney-in-Fact

Clarence Elcan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Clarence Elcan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of April, 2005.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Clarence Elcan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged to be the Attorney in Fact for Amanda M. Elcan, the within named bargainor(s), and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Amanda M. Elcan, the bargainor(s), by the said, Clarence Elcan, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of April, 2005.

Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN