Davidson County DEEDWARR
Recvd: 06/08/05 11:51 2 pgs
Fees:13.00 Taxes:373.70

20050608-0065546

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $101,000.00

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this 25th **day of May, 2005.**

Notary Public
My commission expires: 3-11-09

15-0504-150254

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kieanna Thomas 1524 Fall Dr. Nashville TN 37206	American Home Mortgage 520 Broadhollow Rd Melville, NY 11747	032-09-0 010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse Edward Ramsey, Jr. and wife, LaDonna J. Ramsey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kieanna Thomas**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 127, Section 2, Timbertrail, of record in Plat Book 5200, page 333, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jessee Edward Ramsey, Jr. and LaDonna J. Ramsey by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, dated 10-15-86, of record in Deed Book 7010, page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1524 Fall Dr., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of May, 2005.

Jessee Edward Ramsey, Jr.

LaDonna J. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessee Edward Ramsey, Jr. and LaDonna J. Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25 day of May, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

