~~Prepared by~~ & return to:
American Title Company, Inc.
925 Industrial Dr.
Old Hickory TN 37138 file# 05-1048

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050317

Davidson County DEEDWARR
Recvd: 07/12/05 10:12 2 pgs
Fees:13.00 Taxes:599.03
20050712-0080360

**Send Tax Bills To:**
IX Horizon Home Loan Ln#0054035477
575-E Glenridge Dr#100
Atlanta, GA 30328

**New Owner is:**
Christopher Ramieh
1701 Shelby Avenue
Nashville, TN 37206

MAP: 83-14
PARCEL: 312.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Emma Mae Smith, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher Ramieh, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 47 on the Plan of Edgefield Land Company's First Subdivision, of record in book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stanley T. Smith and wife, Emma Mae Smith by Warranty Deed from Inez Garrison Kesier, dated July 29, 1983, recorded August 4, 1983, in Book 6109, page 216, Register's Office for Davidson County, Tennessee.

Stanley T. Smith died on May 3rd, 2001 leaving Emma Mae Smith as sole heir by tenants by the entirety.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of June, 2005.

GRANTOR:

Emma Mae Smith

**Emma Mae Smith**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Emma Mae Smith , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22 day of June, 2005.

BYLITH COND CANDERS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires Nov. 25, 2006

My Commission Expires:

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $161,900.00.

Affiant

**SWORN TO** and subscribed before me this 22 day of June, 2005

NOTARY PUBLIC

My commission expires:

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007