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THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Return to: Castleman Title
110 Glancy St., STe. 112
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Ownit Mortgage Solutions, Inc.
11700 Great Oaks Way
suite 360
Alpharetta, GA 30022

MAP PARCEL NUMBERS 091-06-0-344.00

Davidson County DEEDWARR
Recvd: 08/04/05 14:51 2 pgs
Fees:13.00 Taxes:439.93
20050804-0091984

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of July, **2005**, by and between **Teresa Jewell Haney Ramsey, a married woman,** party of the first part, and **Valerie Pearson, a married woman,** party of the second part,

WITNESSETH: That for and in consideration of **$118,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 2B of the resubdivision of Lot No. 2 Harold V. Haney property of record in Book 6200, page 248, Register's Office for Davidson County, Tennessee, to which preference is hereby made for a more complete and accurate description hereto.

Being the same property conveyed to Teresa Jewell Haney by Quitclaim Deed from H. V. Haney and wife Mary E. Haney of record in Book 5839, page 672, Register's Office for Davidson County dates 01/09/82 and recorded 01/11/82.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters of plat of record, in Book 6200, Page 248, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

This improved property is also known as 5609B Morrow Road, Nashville, TN, 37209.

Teresa J. Haney has since married and is also known as Teresa J. Haney Ramsey.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Teresa Jewell Haney Ramsey
Teresa Jewell Haney Ramsey

Robert Ramsey
Robert Ramsey

Robert Ramsey husband of Teresa Jewell Haney Ramsey, does hereby convey any interest he has in said property, particularly any marital interest, by signing his name hereto.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teresa Jewell Haney Ramsey, and husband, Robert Ramsey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of July, 2005.

My commission expires 9-22-07

Angie Valentini
Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$118,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
Affiant

Subscribed and sworn to before me this 29th day of July, 2005.

Angie Valentini
Notary Public

9-22-07
my commission expires

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
5609B Morrow Rd.
Nashville, TN 37209