FILE BOX 19B

05-09-003-J

This instrument prepared by:
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Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-957788**

Davidson County DEEDWARR
Recvd: 09/22/05 11:18 3 pgs
Fees:18.00 Taxes:686.35

20050922-0113748

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of September, 2005**, by and between **Charles E. Jackson, III and wife, Misti D. Jackson**, parties of the first part, and **Roland Ramirez and/Misty Ramirez**, party of the second part,
Wife

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 the City of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF FIRST REVISION, CEDAR FOREST OF RECORD IN BOOK 6900, PAGE 383, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to CHarles E. Jackson, III by Warranty Deed from Kelly C. Wiman, married, record on the 2nd day of August, 2001 in Instrument No. 20010802-0082316, in the Register's Office for Davidson County, Tennessee. Misti D. Jackson, now the spouse of Charles E. Jackson, III, is hereby joining in to convey any right, title and interest that she may have by virtue of marriage.

THIS instrument is being executed in behalf of Misti D. Jackson pursuant to a Power of Attorney executed by same on the 19th day of September, 2005, and being filed for record in Instrument No. * and being recorded simultaneously herewith.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **128-3A-27.00** *20050922-0113747

x Improved OR

Unimproved property located at: **408 Cedar Forest Drive, Nashville, Tennessee 37221**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

Charles E. Jackson III

Misti D. Jackson by her atty. in fact Charles E. Jackson III

****

Owner's Name: **Roland Ramirez and Misty Ramirez**

and Address: **408 Cedar Forest Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
AMERICAN HOME MORTGAGE
538 BROADHOLLOW RD.
MELVILLE, NY 11747

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before Me, a Notary Public of said State and County, aforesaid personally appeared Charles E. Jackson, III, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and executed the same as his free act and deed.

Witness my hand and seal this 20th day of September, 2005.

Brenda R Lehman

Notary Public

My commission expires: 3/10/07

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Charles E. Jackson, III**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Misty D. Jackson**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Misty D. Jcakson** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Twentieth day of September, 2005.**

Brenda R Lehman

NOTARY PUBLIC

Printed Name of Notary

My Commission Expires: 3/10/07

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$185,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Caudill

Affiant

Subscribed and sworn to before me this **Twentieth day of September, 2005.**

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07