WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 14:41 2 pgs
Fees:13.00 Taxes:406.63
20050922-0114090

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$109,900.00.**

JUAN M. TAPERIA
Affiant

Subscribed and sworn to before me this 9 day of September, 2005

JUAN B. MALONEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 11/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Juan M. Taperia	Franklin American Mortgage	149-01-0-A-037.00CO
674 Franklin Limestone Road	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37217	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Ray Ramsey, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan M. Taperia and Violeta C. Taperia, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 on the plan of Final P.U.D. Plan, Planned Unit Development, Phase II, Mullen Valley, of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, and subject to the common area and/or open space as shown by Quitclaim Deed of record in Book 6577.

Being the same property conveyed to Michael Ray Ramsey, unmarried, by deed from Jerry Butler Builders, Inc., on April 14, 1988, of record in Book 7521, page 610, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 477, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6577, page 20; and Book 6577, page 25; and Book 7311, page 333; and Book 8042, page 601 Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6583, page 351, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6577, page 17, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6577, page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as: **674 Franklin Limestone Road, Nashville, TN 37217**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

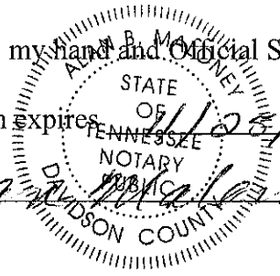
WITNESS our hands this September 9, 2005.

Michael R. Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Ray Ramsey, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 9, 2005



My commission expires 9/10/06

Alma B. Mahoney
Notary Public