WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/05 09:27 2 pgs
Fees:13.00 Taxes:275.65

20051129-0143285

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 23rd DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toshia Ramey	**AMERICAN HOME MORTGAGE**	MAP 82-16
(NAME)	(NAME)	
913 Shelby Street	**520 BROADHOLLOW ROAD**	PARCEL 368
(ADDRESS)	(ADDRESS)	
Nsahville, TN 37206	**MELVILLE, NY 11747**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brenda Ellen Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toshia Ramey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 22 on the Plan of W. W. Totten's Addition, as of record in Book 57, page 22, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the northerly side of Shelby Avenue, and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Lawrence Franklin Isham and wife, Madalyn A. Isham by deed from S. D. Harrison and wife, Louise Harrison of record in Book 2445, page 31, Register's Office for Davidson County, Tennessee. The said Franklin Isham having since died 4/16/79 and the property vested in Madalyn A. Isham by estate by the entireties and she having since died 9/18/83 intestate and Brenda Ellen Blackwell being her sole heir at law pursuant to the Affidavit of Heirship of record in Instrument No. 19991217-0304478, said Register's Office.

Melvin Blackwell joins in this conveyance to convey any interest he may have as the husband of Brenda Ellen Blackwell.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, page 22, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 913 Shelby Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of November, 2005

Brenda Ellen Blackwell

Melvin Blackwell

Melvin Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Ellen Blackwell and Melvin Blackwell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that txshey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November 2005.

Commission expires 3-21-09

Notary Public

NORRIS JENKINS M. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Office.

The legal description is the same as the previous deed of record.