This instrument prepared by:
Brenda Lehman ,an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

Davidson County DEEDWARR
Recvd: 11/30/05 10:33 3 pgs
Fees:18.00 Taxes:456.95
20051130-0143840

File No.: **2120-1030077**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of November, 2005**, by and between **Barney W. Fournerat, a single person**, parties of the first part, and **Berta Ramirez**, party of the second part,

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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE MAP OF CURREYWOOD ACRES SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGES 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 32 FRONTS 126 FEET ON THE EASTERLY MARGIN OF VINSON DRIVE AND EXTENDS BACK BETWEEN LINES 298 FEET ON THE NORTHERLY LINE AND 339 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 152.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BARNEY W. FOURNERAT, A SINGLE PERSON BY WARRANTY DEED FROM WAYNE HOLLINGSWORTH, INDIVIDUALLY AND AS THE EXECUTOR OF THE ESTATE OF BEATRICE HALEY, LUCILLE MCMILLEN AND FRANCES STARK, RECORDED THE 2ND DAY OF DECEMBER, 1997 IN DEED BOOK 10703, PAGE 903, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BARNEY W. FOURNERAT AND BARNEY L. FOURNERAT ARE ONE AND THE SAME PERSON.

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

Parcel ID # **134-1-21**

X Improved OR

Unimproved property located at: **509 Vinson Drive, Nashville, Tennessee 37217**

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.

Barney W Fournerat

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Barney W. Fournerat, a single person** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of November, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

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Owner's Name: **Berta Ramirez**

and Address: **509 Vinson Drive**
Nashville, TN 37217

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Countrywide Home Loans, Inc.
1800 Tapo Canyon, MSN SV79
Simi Valley, CA 93063-6712

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 $**123,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-ninth day of November, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007