RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44359 FILE BOX "7"

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$93,000.00

William Ransom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
30th day of December, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/09

Davidson County DEEDWARR
Recvd: 01/04/06 12:03 2 pgs
Fees:13.00 Taxes:344.10

20060104-0001063

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Ransom | NEW OWNER | 82-3-67 |
| 907 Joseph Avenue | | |
| Nashville, TN, 37206 | | |
| | | |

FOR AND IN 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, I/WE,

**Deborah Smith, married**

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

**William Ransom and Kathy Ransom, husband and wife**

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:

**BEING Lot No. 76 on the Map of Sharpe and Horn's Second Addition to East Nashville, of record in Book 161, page 53, Register's Office for said County.**

**SAID Lot No. 76 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.**

**Being the same property conveyed to Deborah Smith, married, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, and Joe Burroughs and wife, Gina Burroughs, of record in Instrument No.: 20050627-0073467, Register's Office for Davidson County, Tennessee.**

This property is not the residence of the grantor nor has it ever been the residence of any spouse of said grantor.

Unimproved ( )
This is improved ( X) property known as 907 Joseph Avenue, Nashville, TN 37206

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/our hand(s) this 30th day of December, 2005

X Deborah Smith by Jillian Etherington AIF

Deborah Smith By Jillian Etherington
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 2005, personally appeared Jillian Etherington to me known to be the person who executed the foregoing instrument on behalf of Deborah Smith as Attorney in Fact, and acknowledged that Jillian Etherington executed the same as the free act and deed of the said Deborah Smith.

Witness my hand and official seal this 30th day of December, 2005.

Notary Public

My Commission Expires: 3/25/06