ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# WARRANTY DEED

My Commission Expires NOV. 22, 2008

B-WF-06-5762

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Barbara J. Ramsdell
Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara J. Ramsdell | WELLS FARGO BANK, N.A. | |
| 5762 Amalie Drive | (NAME) 2701 WELLS FARGO WAY | 161-11F 12.00 CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) MINNEAPOLIS, MN 55467 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIK M. DAY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA J. RAMSDELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 12, ON THE CONDOMINIUM PLAT, TOWNHOMES OF BRENTWOOD, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 990, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ERIK M. DAY, UNMARRIED BY WARRANTY DEED FROM ELIZABETH MORGAN, MARRIED (FORMERLY KNOWN AS ELIZABETH BENDER, UNMARRIED), AND MICHAEL G. MORGAN, MARRIED, RECORDED ON THE 1ST DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050301-0022627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 9700, Page 990; Book 11629, Page 850 as amended in Instrument number 200002150015334; 20010626-0067542; Book 11629 at Page 845 as amended in Instrument number 20000215-0015333, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 5762 Amalie Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of March, 2006.

Erik M. Day
Erik M. Day

Davidson County DEEDWARR
Recvd: 04/03/06 15:39 2 pgs
Fees:13.00 Taxes:703.00

20060403-0037821

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik Day, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903