WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$160,100.00.** Affiant Subscribed and sworn to before me, this the 22nd day of June, 2006. Notary Public My commission expires: 3/20/2010 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/06 13:34 2 pgs
Fees:13.00 Taxes:592.37

20060627-0076793

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy Gail Ramage	Cumberland Bank	**Map 062-02-0-B, Parcel 058CO**
2861 Paddle Wheel Drive	Suite 320 810 Crescent Centre Drive	
Nashville, TN 37214	Franklin, TN 37067	

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, WE,

Erica M. Lira, a married woman and Alberto Lira, her husband

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

Amy Gail Ramage

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. 136 on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, as of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erica M. Lira, a married woman and Alberto Lira, her husband, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040402-0037077, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and supplemental in Instrument No. 20040401-0036605, in Instrument No. 20040401-0036606, and Instrument No. 20041202-0143846, said Register's Office; said Register's Office; By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (__X__) Unimproved (____) property, known as: **2861 Paddle Wheel Drive, Nashville, TN 37214**

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 **22nd** day of **June, 2006.**

Erica M Lira
Erica M. Lira
By Gary Cannizzo, Attorney in Fact
Gary Cannizzo, Attorney in Fact

Alberto Lira
Alberto Lira
By Gary Cannizzo, Attorney in Fact
Gary Cannizzo, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Gary Cannizzo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Erica M. Lira and Alberto Lira**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Erica M. Lira and Alberto Lira** for the purpose therein contained, by signing the name of **Erica M. Lira and Alberto Lira** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **June, 2006**.

Notary Public

My Commission expires: 3/22/09

JOHN T. COX
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.