(1)

Davidson County DEEDWARR
Recvd: 06/30/06 15:38 2 pgs
Fees:13.00 Taxes:1047.10
20060630-0078776

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EMERSON-H06168

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lucian Emerson and Leigh Ann Hunsucker	New Owner	117-8-79
3036 Brightwood Avenue		
Nashville, TN 37212		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ALLEN SMARTT RAMSEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LUCIAN EMERSON AND LEIGH ANN HUNSUCKER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Lot No. 5 and the southerly part of Lot No. 6 in Eason's Subdivision of Belmont Terrace Annex No. 2, as of record in Book 547, page 80, Register's Office for said County.

SAID Lot No. 5 and part of Lot No. 6 adjoin and front together 111 feet on the southeasterly side of Brightwood Avenue and extend back 218 feet on the southerly line and 195.4 feet on the northerly line, to a line in the rear on which they measure 68 feet.

INCLUDED in the above description but EXCLUDED therefrom is the property sold to the State of Tennessee of record in Book 4753, Page 56, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Allen Smartt Ramsey by deed from Harold E. Troope, an unmarried male, of record September 17, 1997 in Book 5337, Page 165, said Register's Office.

This is ( ) unimproved
(X) improved property known as 3036 Brightwood Avenue, Nashville, Tennessee 37212 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 June, 2006 :

Allen Smartt Ramsey

Tricia W. Ramsey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named ALLEN SMARTT RAMSEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson County, TN, this 30th day of June, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named TRICIA W. RAMSEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson TN, this 28th day of June, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY