Davidson County DEEDWARR
Recvd: 08/02/06 10:54 2 pgs
Fees:13.00 Taxes:392.20
20060802-0093878

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2006.

Notary Public
My commission expires: 02/24/08

WILSON CO. TENN. NOTARY PUBLIC AT LARGE KATHLEEN A.

06-0607-72385

Address of New Owner:	Send Tax Bills to:	Tax Information
Elishia Dickinson	Suntrust Mortgage Inc.	108-03-0-171.00
1115 Waggoner Court West	P.O. Box 57028	
Nashville TN 37214	Irvine, Ca 92619-7028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keisha Ransom and husband, Wyuan Ransom, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elishia Dickinson unmarried, hereinafter called the Grantees, their successors 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. 145-B, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, and amended in Book 6250 Page 570 and 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keisha Lewis by deed from Rhonda Anne Russell, dated November 26, 2002, recorded December 11, 2002, of record in Instrument No. 20021211-0152466, Register's Office for Davidson County, Tennessee.
Keisha Lewis having since married is now known as Keisha Ransom.
Wyuan Ransom joins in this conveyance to convey any and all martial interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1115 Waggoner Court West, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of July, 2006.

Keisha Ransom

Wyuan Ransom

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keisha Ransom and Wyuan Ransom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of July, 2006.

Kathleen Tomlinson
Davidson

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOMLINSON
WILSON NO. 4

My Commission expires 02/24/08