Davidson County DEEDWARR
Recvd: 12/27/06 10:16 2 pgs
Fees:13.00 Taxes:1258.00

20061227-0159009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAV IDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS:$340,000.00

Affiant

PLEASE RECORD & RETURN TO:
TITLESOUTHEAST, INC.
4025 TAMPA ROAD, STE 1205
OLDSMAR, FL 34677
FILE NO: TS706-0100

SUBSCRIBED AND SWORN TO THIS THE 15th DAY OF DECEMBER, 2006

Notary Public
(Affix Seal)

My Commission Expires:
My Commission Expires MAR. 21, 2009

YERLYN ANDREA CASTRO-VARGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY KAREN BLAIR, TITLESOUTHEAST, INC.
4025 Tampa Road, Suite 1205, Oldsmar, Fla. 34677

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mario Ramos and Iris L. Ramos 6640 Jocelyn Hollow Road Nashville, TN. 37205	Home Loans USA 2591 Dallas Pkwy. #401 Frisco, TX. 75034	129-5/002

FOR AND 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, Renee E. Ramos, AN UNREMARRIED WIDOW, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Mario Ramos and Iris L. Ramos, 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 FOLLOW TO WIT:

Land in Davidson County, Tennessee, as follows:

Lot No. 969 on the Plan of West Meade Farms, Section XVI, as of record in Book 2663. Page 56, Register's Office for said County.

Said Lot fronts 154 feet on the northwesterly side of Jocelyn Hollow Road and runs back 438 feet on the northeasterly line and 447.7 feet on the southwesterly line, to a dead line in the rear on which it measures 155.8 feet.

Being the same property conveyed by Warranty Deed from Michael S. Sanders and wife, Carole A. Sanders to Renee E. Ramos, unmarried, dated 05/26/2006, recorded 06/06/2006 in Instrument 20060606-0066900 of the Public Records of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Carole A. Sanders fka Carole Eshaghpour to Michael S. Sanders, and wife Carole A. Sanders, dated 08/01/2003, recorded 08/07/2003 in Instrument 20030807-0112422 of the Public Records of Davidson County, Tennessee.

This is improved property known as **6640 Jocelyn Hollow Road, Nashville, TN. 37205**

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 I do Covenant with the said GRANTEES that I am 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 I do covenant and 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 our hands the 13th day of December 2006

Witness

Rene E. Ramos

Witness

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee E. Ramos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within document for the purposes therein contained.

Witness my hand and seal at Nashville Tennessee, this 13th day of December, 2006.

Commission Expires:

My Commission Expires MAR. 21, 2009

YERLYN ANDREA CASTRO-VARGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public