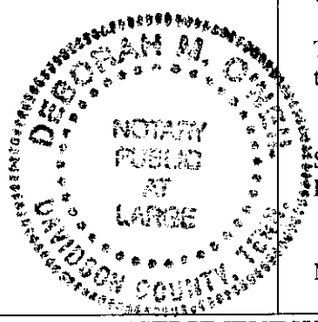
Box 14A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/07 10:01 2 pgs
Fees:13.00 Taxes:441.21

20070102-0000216




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $119,245.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2006.

Notary Public

My commission expires: 5/23/09
(AFFIX SEAL)

**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 |
|---|---|---|
| **Marco A. Ramos**<br>**Brittany Picolo Ramos** | **REALTY MORTGAGE CORPORATION** | **P/O Map 091-05, Parcel 147** |
| **736 Vernon Avenue** | **7000 Executive Center Dr, Suite 200** | |
| **Nashville, TN 37209** | **Brentwood, TN 37027** | |

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,

**Vernon Avenue Partnership, LLC, a Tennessee limited liability company**

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

**Marco A. Ramos and Brittany Picolo Ramos, husband and wife, as to an undivided 99% interest (the "Entirety Interest") and Bronwyn R. Picolo, an umarried woman, as to an undivided 1% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship**

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 Unit No. 736 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.**

**BEING part of the same property conveyed to Vernon Avenue Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated October 7, 2004, from Henry Sender, Lee Kraft, Executor and Trustee under the Will of Joe Kraft, deceased, and Lauren Sender, now Cooper, of record in Instrument No. 20041012-0122803, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20061024-0131877, 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 paid by the Grantor herein, in parent acreage.**

This is improved (__X__) Unimproved (____) property, known as **736 Vernon Avenue, Nashville, TN 37209**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 28th day of December, 2006.

**Vernon Avenue Partnership, LLC**

By: _____
**Carl A. Neuhoff, Jr. Secretary**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr. , Secretary** 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 **Secretary** of **Vernon Avenue Partnership, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Secretary.**

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **December, 2006.**

**Notary Public**

**My Commission Expires** 5/23/09

DEBORAH A. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.