File No. 270100354

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 02/06/07 08:44 2 pgs
Fees:13.00 Taxes:369.63

20070206-0015189

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~October 21, 2008~~ 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Ramsey	**SunTrust Mortgage, Inc.**	061-11-0 047.00
(NAME)	(NAME)	
918 Virginia Ave	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Janie Summers, Stanley Lawson and Darlene Old**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John L. Ramsey and wife, Sylvia L. Ramsey**, HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being the easterly one-half of Lot No. 24 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the southerly side of Virginia Avenue and runs back 263 feet 2 inches in the easterly line and 264 feet and 9 inches more or less, in the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Polly Christine Lawson, Janie Summers, Stanley Lawson and Darlene Old by Quit Claim Deed dated May 19, 1998 of record in Deed Book 10947, Page 260, Register's Office for Davidson County, Tennessee.
Further being the same property in which a life estate was conveyed to Polly Christine Lawson by Warranty Deed dated April 6, 2005 of record in Instrument No. 200504280047439, Register's Office for Davidson County, Tennessee.

Polly Christine Lawson having since died on September 6, 2006

Also by Quitclaim Deed from James Lee Lawson dated January 20, 2007 to Janie Summers, Stanley Lawson and Darlene Old, of record by Inst. No. 20070206-0015188
This conveyance is made subject to: **in the Register's Office for Davidson County, Tennessee.**
All matters shown on the plan of record in Plat Book 547, Page 102; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable.

This is not the principal residence of the said Grantors.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 918 Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, thier 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, thier 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 this 1st day of February, 2007.

Darlene Old

Janie Summers

Stanley Lawson

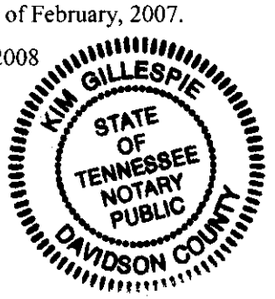
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Janie Summers , Stanley Lawson and Darlene Old the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of February, 2007.

Commission expires: November 22, 2008



Kim Gillespie Notary Public

File Number: 270100354

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