jtc file 20480-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/07 14:51 2 pgs
Fees:13.00 Taxes:1683.50
20070601-0065364

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.** Steve Rammer

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2007. Jennifer L. Johnson

Notary Public

My commission expires: March 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and return to:
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
Steve Rammer **Peggy Rammer**	**Bank of America**	**Map 062-09, Parcel 011**
3624 Brush Hill Road	**9000 Southside Boulevard**	
Nashville, TN 37216	**Jacksonville, FL 32256**	

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,

Jason Parker and Erin Parker, husband and wife

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

Steve Rammer and Peggy Rammer, 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 FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Riverwood Subdivision, of record in Plat Book 7900, page 285, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason Parker and wife, Erin Parker, by Deed from William J. Woodfin and wife, Deborah A. Woodfin, of record in Instrument No. 20040512-0054914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X_) Unimproved (____) property, known as: **3624 Brush Hill Road, Nashville, TN 37216**

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 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, 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 **31st** day of **May, 2007.**

Jason Parker

Erin Parker
Erin Parker

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 **Jason Parker and Erin Parker, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2007.**

Jennifer L. Johnson
Notary Public

My Commission Expires: March 7, 2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY