Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

39-B
File #07-1140

Davidson County DEEDWARR
Recvd: 06/12/07 09:52 2 pgs
Fees:13.00 Taxes:765.90
20070612-0070233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Roland Ramirez, and wife, Misty Ramirez, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Newman, and wife, Audrey Newman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of First Revision, Cedar Forest of record in Book 6900, Page 383, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roland Ramirez and wife, Misty Ramirez by deed from Charles E. Jackson, III and wife, Misti D. Jackson dated September 12, 2005, of record in Inst. No. 20050922-01133748, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 408 Cedar Forest Drive, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of June, 2007.

Misty Ramirez

Roland Ramirez

Misty Ramirez

Misty Ramirez

State of Georgia)
County of Dekalb)

On this 7th day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roland Ramirez and Misty Ramirez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Carolyn A. Cathey
Notary Public

My Commission Expires: Feb. 24, 2010

CAROLYN A. CATHEY NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES FEB. 24, 2010

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 207,000.00.

Attorney
Affiant

Sworn and subscribed before me on this the 8th day of June, 2007.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NEW OWNER:
William Newman
408 Cedar Forest Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Same/ new owner

TAX MAP-PARCEL #:
128 03 0A 027.00CO