PREPARED BY:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

AFTER RECORDING RETURN TO:
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN 37072

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of June, 2007 by and between **Southeast Investments, LLC,** herein after referred to as **GRANTOR**, and **Keith Ramey and Cheryl Ramey husband and wife,** herein after referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of **Eighty Thousand Dollars ($80,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in city of **Nashville**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in the 13th, formerly 23rd District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cliff Drive at a point 121.5 feet west of the northwest corner of said Drive and Hamilton Road; thence with the northerly margin of said Drive, westerly 80 feet to a point 75 feet east of the northeast corner of said Drive and Goodrich Avenue; thence northwardly 75 feet; thence eastwardly 80 feet; thence southwardly 75 feet to the beginning.

Being the same property conveyed to Southeast Investments, LLC by Deed of record in Instrument 20051118-0139867 recorded 11/18/2005, Register's Office for Davidson County, Tennessee.

Map & Parcel No. 070-09-0-130
This is improved property known as: 3102 Cliff Dr. Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2007 and subsequent years not yet due and payable.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Keith & Cheryl Ramey
3102 Cliff Dr.
Nashville, TN 37218

SEND TAX BILLS TO:
New Property Owner

Davidson County DEEDWARR
Recvd: 06/29/07 15:07 2 pgs
Fees:13.00 Taxes:296.00
20070629-0078096

WITNESS MY HAND on the day and year first written above

Southeast Investments, LLC by James K. Eaton, Sr. Chief Manager

INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Southeast Investments LLC by James K. Eaton Sr. Chief Manager** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of June, 2007.

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

My Commission Expires:_____

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($80,000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of June 2007.

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
COMM. EXPIRES JULY 21, 2007

My Commission Expires: _____