THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2007 Notary Public MY COMMISSION EXPIRES: 9-22-07 (AFFIX SEAL)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay Ramming	Bank of America	MAP 143-03-0
804 Highland Park Court	P.O. Box 9000	PARCEL 029
Nashville, TN 37205	Getzville, NY 14068-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jack A. Hood and wife, Helen E. Hood**

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

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. 31 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, pages 69 and 70, said Register's Office.

Said Lot No. 31 fronts 101.0 feet on the northerly side of Highland Park Court and extends back 164.3 feet on the westerly line and 125.9 feet on the easterly side to a dead line in the rear, which is a broken line, measuring a total of 126.27 feet.

Being the same property conveyed to William P. Kwence and wife, Elise P. Kwence by deed from Davidson Road Corporation of record in Book 4149, page 387, Register's Office for Davidson County, Tennessee. The said William P. Kwence died (on October 31, 1997), leaving his wife, Elise P. Kwence as the survivor of their tenancy-by-the-entireties. The said Elise P. Kwence has also since died (April 15, 2004); under her Last Will and Testament the described property was devised unto Jack Hood and Helen Hood, the Last Will and Testament and Order(s) of Probate having been filed with the Seventh Circuit County for Davidson County, Tennessee (Probate Division) under Case No. 04P-1529.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **804 Highland Park Court, Nashville, TN 37205.**

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 our hand(s) this the 29th day of June, 2007.

Jack A. Hood

Jack A. Hood

Helen E. Hood

Helen E. Hood

Davidson County DEEDWARR
Recvd: 07/05/07 09:08 2 pgs
Fees:13.00 Taxes:1017.50

20070705-0079785

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 **Jack A. Hood** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-008
DAVIDSON COUNTY, TENN.

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 **Helen E. Hood** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-008
DAVIDSON COUNTY, TENN.