THIS INSTRUMENT PREPARED WITHOUT
TITLE SEARCH, FROM INFORMATION
PROVIDED BY THE PARTIES by:

Robert H. Stratton
Attorney At Law
4811 Lebanon Road, Suite 209
Hermitage, Tennessee 37076
(615) 902-0311

Davidson County DEEDQC
Recvd: 07/12/07 11:20 2 pgs
Fees:13.00 Taxes:251.60
20070712-0083086

GRANTEE: JULIO A. RAMIREZ and wife LISA RAMIREZ

Map & Parcel No.
MAP - 94-1 PARCEL 11 1

ADDRESS: 302 Vine Street
Old Hickory, Tennessee 37138

Send Tax Notice to: JULIO A. RAMIREZ and
wife LISA RAMIREZ
302 Vine Street
Old Hickory, Tennessee 37138

QUITCLAIM DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN H. STEVENSON, a single woman, Grantor,** has bargained and sold, and by these presents does remise, release and **QUITCLAIM** unto, **JULIO A. RAMIREZ and wife, LISA RAMIREZ Grantee,** all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 48 feet of Lot No. 45 on the map of a subdivision of Lot No. 3 of the N. H. Hobson Subdivision of A. J. Caldwell's heirs property, as of record in Book 421, page 78, Register's Office for said County.

Said part of said Lot N. 45 fronts 48 feet on the northerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines, along the westerly margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to Paul C. Willis, and wife, Nina Jo Willis, by deed from Bobby D. Farmer and wife, June A. Farmer, of record in Deed Book 3619, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean H. Stevenson, a single woman, by deed from Paul C. Willis, and wife, Nina Jo Willis, of record in Deed Book 4468, Page 773, Register's Office for Davidson County, Tennessee.

Said property is subject to such limitations, restrictions, and circumstances as may affect the premises.

That no survey was made and that the description herein is substantially the same description as in the prior deed of record. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

This is [X] improved [ ] unimproved property, known as:

1015	Dew Street	Nashville,	Tennessee	37206
(House Number)	(Street)	(City)	(State)	(Zipcode)

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 9th DAY OF July, 2007.

BY: Jean H Stevenson
JEAN H. STEVENSON

Witness

Witness

ACKNOWLEDGMENTS:

State of Tennessee)
) **ss:**
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JEAN H. STEVENSON**, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this the 9th day of July, 2007.

BY: _____
Notary Public

ROBERT H. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/14/2011

State of Tennessee)
) **ss:**
County of Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $68,000.00 and other good and valuable consideration.

BY: Jean H Stevenson
JEAN H. STEVENSON, Affiant

SUBSCRIBED AND SWORN BEFORE ME BY JEAN H. STEVENSON ON THIS THE 9th day of July, 2007.

BY: _____
Notary Public

ROBERT H. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/14/2011