STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Jennifer Thomas
Affiant

Davidson County DEEDWARR
Recvd: 07/27/07 09:59 2 pgs
Fees:13.00 Taxes:886.15
20070727-0089274

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-23-11

DAWN C. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela Venable and Jill Weida (NAME)	Wells Fargo Bank, N.A. (NAME)	53-3-257
1401 Birdsall St (STREET ADDRESS	P.O. Box 5708 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald A. Ramage and Ann E. Ramage, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Venable, unmarried and Jill Weida, unmarried, as tenants in common with the right of survivorship,** 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. 172 on the plan of SECTION "B", E.T. du PONT de NEMOURS AND COMPANY'S SUBDIVISION, as shown by plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the easterly margin of Birdsall Street, at the corner of Lots Nos. 172 and 173; thence with the line between said lots, eastwardly 88.4 feet to the corner of Lots No. 167, 168, 172 and 173; thence with the line between Lots Nos. 167 and 172, northwardly 61.1 feet to the southerly margin of 14th Street; thence with the southerly margin of said Street, westwardly 78.2 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Birdsall Street; thence with the easterly margin of said street, southwardly 53.2 feet to the beginning.

BEING the same property conveyed to Ronald A. Ramage and Ann E. Ramage, husband and wife from Altha W. Miller, an unmarried person, by Deed dated January 5, 1998, in Book 10749, Page 634, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1401 Birdsall St, Old Hickory, TN 37138.

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. Whenever 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 19th day of July, 2007.

Ronald A. Ramage
Ronald A. Ramage

July 19, 2007
Date

Ann E. Ramage
Ann E. Ramage

July 19, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ronald A. Ramage and Ann E. Ramage, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2007.

My Commission Expires: 10/05/2010

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of July, 2007.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066