THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boaz Ramon	NEW OWNER	MAP 116-11
317 B. Walnut Drive	3742 Hillsboro Pk	PARCEL 114
Nashville, TN 37205	Nashville TN 37215	
(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, **Vicki Hurd Bartholomew and husband, Samuel W. Bartholomew, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Boaz Ramon and wife, Tali Ramon**

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 the City of Belle Meade, Davidson County, Tennessee, being Lot No. 2 on the Bartholomew Subdivison Plan, of record in Book 6250 page 478, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Samuel W. Bartholomew, Jr. by Quitclaim Deed from Samuel W. Bartholomew, Jr., Trustee of record in Book 6682 page 716, said Registers Office, dated October 11, 1985. And further being part of the same property conveyed to Vicki Hurd Bartholomew by Quitclaim Deed from Samuel W. Bartholomew, Jr. of record in Instrument No. 19991215-0303452, said Registers Office, dated December 10, 1999. And being part of the same property conveyed to Samuel W. Bartholomew, Jr., as to a life estate by deed from Vicki Hurd Bartholomew in Instrument No. 19991215-0303453, said Registers Office, dated December 10, 1999.

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. (7) Rights of the City of Belle Meade, Tennessee, and others in and to that portion of the property located along the rear/westerly boundary line which was formerly within the right of way of Glenside Avenue closed (retaining easements) Ordinance 74-6 and Ordinance 82-4 of the City of Belle Meade, Tennessee.

This is () UNIMPROVED

() IMPROVED property known as **317 B. Walnut Drive, 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 15th day of January, 2008.

Vicki Hurd Bartholomew

Samuel W. Bartholomew, Jr.

Davidson County DEEDWARR
Recvd: 01/17/08 13:52 2 pg
Fees:13.00 Taxes:3145.00

20080117-0005557

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 **Vicki Hurd Bartholomew** 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 15th day of January, 2008.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
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 **Samuel W. Bartholomew, Jr.** 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 15th day of January, 2008.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN