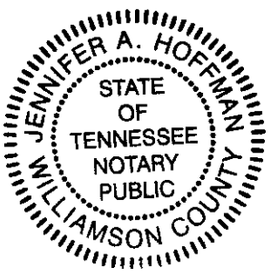
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2008

Notary Public: MY COMMISSION EXPIRES SEPTEMBER 19, 2011

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodolfo G. Ramos	New South Federal Savings Bank	Parcel ID:
229 Overby Drive	210 Automation Way	14807003600
Antioch, TN 37013	Birmingham, AL 35210	

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 hereby acknowledged, we

Martha Beck, Administrator of the Estate of Phillip D. Knell, III

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodolfo G. Ramos and wife, Gilberta Diaz
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. 876 on the plan of Cherokee Hills Subdivision, Section Eight, as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 876 fronts 70.0 feet on the southerly margin of Overby Drive and extends back 160.0 feet on the westerly line and 150.0 feet on the easterly line to a line in the rear on which it measures 70.8 feet.

BEING the same property conveyed to Phillip D. Knell, III by Quitclaim Deed from Phillip Knell, III and Martha Brown and Russell Knell, Sole Heirs of the Estate of Phillip D. Knell, of record in Instrument 20050425-0045544, dated April 21, 2005, Register's Office for said County. The said Phillip D. Knell, III now being deceased. See Will of record in File No. 07P-1322 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4198, Page 609, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 154, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 229 Overby Drive, Antioch, TN 37013

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 my hand this 27th day of March, 2008.

The Estate of Phillip D. Knell, III

BY: Martha Beck Administratrix C.T.A.,
Martha Beck, Administrator

Davidson County DEEDWARR
Recvd: 04/01/08 09:01 2 pgs
Fees:13.00 Taxes:410.33

20080401-0032341

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 Martha Beck, Administrator of the Estate of Phillip D. Knell, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Administrator of the Estate of Phillip D. Knell, III and as such Administrator he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2008.

My Commission Expires: 3/7/11

Notary Public

