07

REALTY TITLE
Box 484

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/03/08 13:19 1 pgs
Fees:13.00 Taxes:962.00

20080603-0056555

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00 .

Rachel J. Wells
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF MAY, 2008.

Deborah K. Devine
Notary Public

(Affix Seal)

My Commission Expires: 11/22/08

Preparer's File #-08E0408

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Ramares and Christi Ramares 4109 Barnes Cove Drive Antioch, TN 37013	Fifth Third Mortgage Co 5050 Kingsley Dr MD 1MOB 2X Cincinnati, OH 45263	173-9-B-85CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JON T. KING AND KATIE J. BARRICK A/K/A KATIE J. KING, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN DEAN RAMARES AND CHRISTI K. RAMARES, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 173-9-B-85CO

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the same property conveyed to Great Southern Homes, Inc of record in Instrument No. 20051020-0126310, filed on 10-20-05, and the same property further conveyed to Jon T. King and Katie J. Barrick a/k/a Katie J. King, husband and wife by deed from Great Southern Homes, Inc. of record in Instrument No. 20060706-0081229, filed on 07-06-06, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4109 Barnes Cove Drive, Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **30th** day of **May, 2008**:

Jon T. King

Katie J. King

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JON T. KING AND KATIE J. BARRICK A/K/A KATIE J. KING, 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 such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of May, 2008.

Notary Public

NATALIE FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 04/25/2010

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067