Davidson County DEEDWARR
Recvd: 08/26/08 11:07 2 pg
Fees:13.00 Taxes:573.50

20080826-0087621

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church St E., Suite 216
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF August 2008.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mario R. Ramos 5132 Brookstone Ct Antioch, TN 37013	Mario R. Ramos 5132 Brookstone Ct Antioch, TN 37013	176-05-B/192.00CO

WARRANTY DEED

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, I,

Barbara L. Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mario R. Ramos, unmarried and Louise G. Anderson, unmarried as joint tenants

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. 29 on the Final Plat of Hickory Woods Estates, Section "C", Phase II, of record in Book 9700, page 952, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara L. Smith, unmarried by deed from MH Tennessee Operations, LP of record in Instrument 200006070057012, said Register's Office, dated May 31, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 5132 Brookstone Ct., Antioch, Tennessee 37013.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Barbara L. Smith

Barbara L. Smith

STATE OF
COUNTY OF

Witness my hand and official seal at Rutherford County, TN this the 15th day of August, 2008. Personally appeared before me, a Notary Public of said County and State, Barbara L. Smith the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

Notary Public