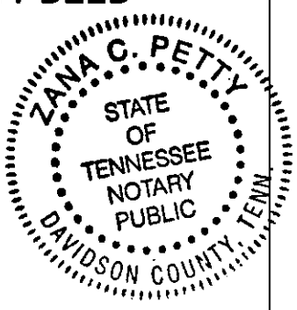
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 09/08/08 09:49 2 pgs
Fees:13.00 Taxes:400.71
20080908-0091528

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,300.00

Darleen Renee Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(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:
Darleen Renee Ramirez	Taylor, Bean, & Whitaker Mortgage	Parcel ID:
1307 Jones Street	1417 North Magnolia Ave.	05303018400
Old Hickory, TN 37138	Ocala, FL 34475-9078	

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

Robbie M. Short fka Robbie Michelle Campbell and husband, Christian Grizzard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darleen Renee Ramirez, married

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:

BEING Lot No. 210, on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robbie Michelle Campbell and husband, David Matthew Campbell by deed from William W. Sherry, Jr., unmarried, of record in Instrument 20031120-0169636, and re-recorded in Instrument 20031223-0182797, Register's Office for said County, dated November 18, 2003. The said Robbie Michelle Campbell and David Matthew Campbell now being divorced. Per Divorce Decree property was vested out of David Matthew Campbell to Robbie Michelle Campbell. The said Robbie Michelle Campbell is now known as Robbie Michelle Short. Also see Quitclaim Deed in Instrument 20080908009152 7 Register Office said County.
This conveyance is subject to Restrictive Covenants of record in Book 2013, Page 414, 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 Plat Book 1424, Page 67, said Register's Office.

The said Christian Grizzard joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 1307 Jones Street, 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. 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 hands this 5th day of September, 2008.

Robbie Michelle Short

Christian Grizzard

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 Robbie Michelle Short and Christian Grizzard, 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 at Nashville, Tennessee, this 5th day of September, 2008.

My Commission Expires: 11-22-10 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.