WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Rafael Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2008.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(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:
Rafael Ramos	NEW OWNER	Parcel ID:
721 Reeves Road		14913002400
Antioch, TN 37013		

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

John Peplinski and Wendy Peplinski, Trustees in a Revocable Living Trust for the benefit of John Peplinski and Wendy Peplinski, under the terms of The J. W. Peplinski Trust dated 1/9/04

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rafael Ramos, 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. 191, on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Peplinski and Wendy Peplinski, Trustees, respectively, in a Revocable Living Trust for the benefit of John Peplinski and Wendy Peplinski, under the terms of the J.W. Peplinski Trust dated 1/9/04 by Quitclaim Deed from John Peplinski and Wendy Peplinski, of record in Instrument 20050210-0015652, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20041018-0124735, and deed of record in Instrument 20040720-0086437, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3949, Page 404, said Register's Office.

This conveyance is made subject to: (1) 2008 Taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 39, 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 721 Reeves Road, 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 24th day of October, 2008.

John Peplinski and Wendy Peplinski,
Trustees Under The Terms of The J. W.
Peplinski Trust dated 1/9/04

Wendy L. Peplinski, Trustee

By: Wendy Peplinski aka Wendy L.
Peplinski, Trustee-Pursuant to Trust
Agreement authorizing either Trustee
to act on behalf of the Trust

Davidson County DEEDWARR
Recvd: 10/31/08 08:37 2 pgs
Fees:13.00 Taxes:431.05

20081031-0108526

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 Wendy Peplinski aka Wendy L. Peplinski, Trustee under the terms of The J.W. Peplinski Trust Dated 1-9-04, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee under the terms of The J.W. Peplinski Trust Dated 1-9-04, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 24th day of October, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.