RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090400336

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090027706 DEEDWARR
Recvd: 04/28/09 10:15 2 pgs
Fees:13.00 Taxes:488.40
20090428-0038156

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of APRIL, 2009

Notary Public

MY COMMISSION EXPIRES:

GAIL C. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCISCO RAMOS **2517 DEERPATH DRIVE** **NASHVILLE, TN 37217**	**SAME**	**149-04-0-148.00**

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,

Wade C Hutchison, Executor of the Estate of Wade C. Hutchison and Wade C Hutchison and Lori Hutchison Campbell and Todd O. Hutchison, as heirs of and Estate of Earl C. Hutchison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francisco Ramos and wife, Elpidia Ramos

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. 469 on the Plan of Section 7, of Edge-O-Lake Estates, as of record in Book 3700, page 79, Register's Office for said County.

Beginning at a point on the southwesterly margin of Deerpath Drive, said point being a common corner of Lots 468 and 469; thence running 133.12 feet southwesterly along the line between Lots 468 and 469 to a point; thence running southeasterly 110.0 feet along the line between Lots 469 and 470 to a point on the northwesterly margin of Willowbranch Drive; thence along said Drive, northeasterly 108.12 feet to the beginning of a curve; thence around said curve 39.27 feet and along the southwesterly margin of Deerpath Drive 85.00 feet to the beginning.

Being the same property conveyed to Earl Cosby Hutchison and wife, Peggy S. Hutchison by Warranty Deed from William H. Kohlmeyer and wife, Marilyn F. Kohlmeyer, dated 11-24-71 and recorded 12-7-71 in Book 4559, page 60, Register's Office for Davidson County, Tennessee. The said Peggy S. Hutchison having since died on or about November 18, 1999, leaving Earl Cosby Hutchison as surviving tenants by the entirety. The said Earl Crosby Hutchison having since died on or about December 10, 2008, leaving a Will probated in Case No. 09P21, Probate Court of Davidson County, Tennessee, naming Wade C. Hutchison as executor and Wade C. Hutchison, Todd O. Hutchison and Lori Hutchison Campbell as heirs of the Estate of Earl C. Hutchison.

This is improved (X) property known as **2517 DEERPATH DRIVE, NASHVILLE, TN 37217**
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; except for matters that appear of record 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 24th day of APRIL, 2009.
ESTATE OF EARL C. HUTCHISON

BY: Wade C. Hutchison, Executor

Wade C. Hutchison, Heir

Lori Hutchison Campbell, Heir

Todd O. Hutchison, Heir

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade C. Hutchison, Executor of the Estate of Earl C. Hutchison, Wade C. Hutchison, Heir, Lori Hutchison Campbell, Heir and Todd O. Hutchison, Heir the bargainor(s) 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 Smyrna, Tennessee, this 24th day of APRIL, 2009.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2009, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2009.

Commission Expires:_____

_____
Notary Public