BILL GARRETT, Davidson County
Trans:T20090050027 DEEDWARR
Recvd: 07/24/09 09:00 2 pgs
Fees:13.00 Taxes:910.20
20090724-0069485

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

X _____
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2009.

Notary Public
MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
DANA AND GENEVA WRIGHT	New Owner	033-05-0/011.00
(NAME)	(NAME)	
237 BIRDWELL CT.		033-05-0/011.00
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **RICHARD S. RAMSAY AND WIFE, PEGGY E. RAMSAY**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA M. WRIGHT AND WIFE, GENEVA A. WRIGHT**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, ON THE PLAN OF BIRDWELL SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RICHARD S. RAMSAY AND WIFE, PEGGY E. RAMSAY HEREIN BY DEED OF RECORD DATED APRIL 2, 2002 IN INSTRUMENT NO. 20020409-0043741, SAID REGISTER'S OFFICE.

This is improved property, known as 237 Birdwell Ct. Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 16th day of July, 2009.

Richard S. Ramsay

Peggy E. Ramsay

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Richard S. Ramsay and Peggy E. Ramsay, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of July, 2009.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/19/11

