WARRANTY DEED

Record + Return TO:
Foundation Title + Escrow
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,750.00

Kelly Callaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2009

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

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:
James Moore	SunTrust Mortgage, Inc.	Parcel ID:
245 Sunrise Avenue	401 Commerce Street; Ste 6100	13302001900
Nashville, TN 37211	Nashville, TN. 37219	

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

Derek W. Ramey and wife, Angel Ramey

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

James Moore

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. 7 on the Plan of William Lee's Subdivision of the Roth property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60 feet on the southerly side of Sunrise Avenue, and runs back 214.66 feet on its east line and 214.88 feet on its west line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Derek W. Ramey, unmarried, by deed from Richard Ausbon Ezell and wife, Virginia O. Ezell, of record in Instrument 20010605-0058156, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 67, said Register's Office.

The said Angel Ramey joins in this conveyance to convey any and all marital interest 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 245 Sunrise Avenue, Nashville, TN 37211

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 28th day of September, 2009.

Derek W. Ramey

Angel Ramey

BILL GARRETT, Davidson County
Trans: T20090068515 DEEDWARR
Recvd: 10/07/09 10:58 2 pgs
Fees: 13.00 Taxes: 439.38

20091007-0093384

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 Derek W. Ramey and wife, Angel Ramey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.