THIS DOCUMENT PREPARED BY

Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2423

BILL GARRETT, Davidson County
Trans:T20090083614 DEEDWARR
Recvd: 12/11/09 09:00 2 pgs
Fees:13.00 Taxes:477.30

20091211-0113175

Property Address: 112 Emely Ct., Antioch, TN 37013 A/K/A 5071 Mclendon Dr A-B Antioch, TN 37013

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ray Grass, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Lizette J. Ramos and husband, J. Felix Navarro-Piedra, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Addition to Colewood Hills, of record in Book 5210, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ray Grass and wife, Mary Anne Grass (now deceased), by Deed from Gail Pigg, Trustee, dated 2/9/78, of record in Book 5252, page 720, Register's Office for Davidson County, Tennessee.

This improved property is known as 112 Emely Court, Antioch, TN 37013. a/k/a 5071 Mclendon A-B, Antioch, TN 37013

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this ~~30th~~ 4th day of ~~November~~ December, 2009.

Ray Grass {Seal}
Ray Grass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~30th~~ 4th day of ~~November~~ December, 2009, before me the undersigned officer, personally appeared Ray Grass, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 7-21-13

State of Tennessee
County of Davidson

*The actual consideration or value, whichever is greater, for this transaction is $129,000.00.*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF DECEMBER, 2009.

Amanda Haneline
Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEND TAX STATEMENTS TO:
Map/ Parcel: 162-7-121

Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Dr. Ste 125
Nashville, TN 37211