BILL GARRETT, Davidson County
Trans:T20100070182 DEEDWARR
Recvd: 11/04/10 13:07 2 pgs
Fees:13.00 Taxes:403.30

20101104-0088583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Elaine C. Williamson
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 2ND DAY OF NOVEMBER, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Ramos, married	Same	14806007500
	(NAME)	
721 Reeves Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Roy Newsom, Jr., married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rafael Ramos, married, hereinafter called the Grantees, their heirs and assigns, that 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. 94 ON THE PLAN OF MURRAY HEIGHTS, OF RECORD IN BOOK 2663, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROY NEWSOM, JR. BY DEED FROM EMERCOR PROPERTIES, LLC DATED 03/24/10 AND RECORDED 03/30/10 BY INSTRUMENT NO. 20100330-0023756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PAM BURTON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ROY NEWSOM JR. PURSUANT TO LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO._____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 222 Melmack Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 2nd day of November, 2010.

WARRANTY DEED
(Continued)

Roy Newsom, Jr.

By: Pam Burton Attorney in Fact
Pam Burton, Attorney-in Fact

State of Tennessee
County of Davidson

On this 2nd day of November, 2010, before me, a notary public in and for the said County and State, Pam Burton, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roy Newsom Jr., and who acknowledged that she executed the same as the free act and deed of the said Roy Newsom Jr.

Witness my hand and official seal on the day and date first above written.

Notary Public
My commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072