WARRANTY DEED

R-VRES-10-523

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell B. Ramsey	Primary Residential Mortgage ISAOA, ATIMA	
523 Crieve Road (ADDRESS)	5115 Maryland Way Suite 130 (NAME)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	146-11-124.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN KING AND WIFE, NEELEY KING , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL B. RAMSEY AND LISA M. RAMSEY, HUSBAND AND WIFE , hereinafter called the Grantee(s), 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 193, CRIEVE HALL ESTATES, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN KING BY WARRANTY DEED FROM MATTHEW P. WEINSTEIN AND SHELLEY M. WEINSTEIN, RECORDED ON THE 25TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080225-0017914, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NEELEY KING JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 45 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 523 Crieve Road, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110003838 DEEDWARR
Recvd: 01/19/11 14:23 2 pgs
Fees:13.00 Taxes:980.50
20110119-0005274

Witness my/our hand(s) this 3rd day of January, 2011.

John King

Neeley King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John King and Neeley King, the within named bargainor, 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, this the 3rd day of January, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903