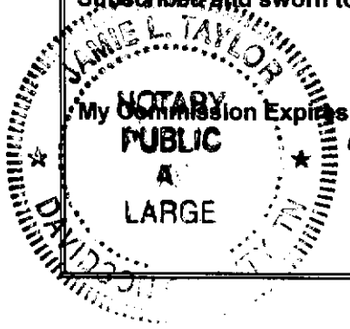
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,773.31.

Subscribed and sworn to before me, this 3rd day of March, 2006.



My Commission Expires: 9-19-09

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
ERMA WINSTON- WASHINGTON, single and RHONDA L. TODD, married 1016 PIN OAK DRIVE ANTIOCH, TN 37013 MAP & PARCEL NO. 164-12-0/005.00	SAME

Davidson County DEEDWARR
Recvd: 03/07/06 09:20 2 pgs
Fees:13.00 Taxes:332.16
20060307-0026028

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RONALD TODD and wife, RHONDA L. TODD,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

ERMA WINSTON-WASHINGTON, a single person and daughter, RHONDA L. TODD, as Joint Tenants with the Right-of-Survivorship, not as Tenants-in-Common,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 5 on the plan of Second Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Ronald Todd and wife, Rhonda L. Todd by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, dated July 8, 2002, and filed of record on July 15, 2002, in Instrument No. 20020715-0084858, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 570; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 10788, PAGE 10; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1016 PIN OAK DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 3rd DAY OF MARCH, 2006.

RONALD TODD

RHONDA L. TODD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of MARCH, 2006, before me personally appeared Ronald Todd and wife, Rhonda L. Todd, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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WARRANTY DEED

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