03

Realty Title
48-17

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 11th day of August, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0606-33774

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Deborah G. Neal 5406 Pennsylvania Avenue Nashville TN 37209	New Owner	91-06-0-210

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mirtha Rosabal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah G. Neal, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 1311 and all of Lots 1313 and 1315 of Block 40, Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mirtha Rosabal, unmarried by deed from Angela Michelle Lane and Stephanie Marie Lane, as joint tenants with right of survivorship, dated October 15, 2004, of record in Instrument No. 20041101-0130959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5406 Pennsylvania Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/17/06 09:12 2 pgs
Fees:13.00 Taxes:399.60
20060817-0101305

WITNESS my hand this 11th day of August, 2006.

Mirtha Rosabal

Mirtha Rosabal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mirtha Rosabal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of August, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09