Davidson County DEEDWARR
Recvd: 09/06/06 15:18 2 pgs
Fees:13.00 Taxes:407.00

20060906-0110324

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-1146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of August, 2006.

Notary Public

Commission Expiration:

GREGORY D. MOSS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

ADDRESS OF NEW OWNER:
Myron Rosenboro
1332 Meridian Street
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
071-15/0498.00&027.00

WARRANTY DEED

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

Vincent Dixie, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myron Rosenboro, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One
Land in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Zone lot Division, Lot No. 57, Eastmoreland Place, of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Walker, a married man, on 02/17/2004 by deed from Paul C. Miller and wife, Beauty Patsy Miller, filed for record on 02/17/2004 in Instrument No. 20040217-0018132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent Dixie on 07/22/2005 by deed from Eric B. Walker and wife, Julie Walker, filed for record on 07/28/2005 in Instrument No. 20050728-0088536, Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 57-B on the Plan of Zone Lot Division, Lot No. 57, Eastmoreland Place of record in Book 6200, page 725, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Walker, a married man, on 05/21/2004 by deed from Federal National Mortgage Association, a/k/a Fannie Mae, filed for record on 06/09/2004 in Instrument No. 20040609-0068302, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent Dixie on 07/22/2005 by deed from Eric B. Walker and wife, Julie Walker, filed for record on 07/28/2005 in Instrument No. 20050728-0088536, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1332 Meridian Street Nashville, TN 37207**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

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 hand this 30th day of August, 2006.

Vincent Dixie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent Dixie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of August, 2006.

Notary Public

GREGORY D. VARNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: