THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX NO. PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007. Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Taylor	Flagstar Bank, FSB	MAP 083-05-0
1421 Franklin Avenue	5151 CORPORATE DR	PARCEL 358
Nashville, TN 37206	TROY MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Judith P. Murphy**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janie Taylor**

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:

Land in Davidson County, Tennessee, being Lot number 52 on the plan of the Map of Subdivision of Part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to P. M. Patterson and wife, Willie Patterson by deed dated August 30, 1927. P. M. Patterson died, leaving his wife, Willie Patterson, as the survivor of their tenancy-by-the-entireties. Willie Patterson later died and under her Will (Probate Court for Davidson County, Tennessee, Docket Number 65958) the property was devised unto her three children, Fletcher Woodall Patterson, Maynard Clark Patterson and Katherine Patterson. The said Maynard Clark Patterson died intestate with no spouse and no issue; his sole heirs-at-law were Katherine Patterson and Fletcher Woodall Patterson. The said Katherine Patterson has since died; under her Last Will and Testament (under Docket number 06P1514) her interest in the property was devised unto Judith P. Murphy (then a one-fourth interest) and Fletcher Woodall Patterson (then having a three-fourths interest). The said real property was then placed under contract to sell by Fletcher Woodall Patterson and Judith P. Murphy ("equitable conversion" thus taking place). The said Fletcher Woodall Paterson then died, his interest passing to Judith P. Murphy under the terms of his Will, filed with the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket number 07P79.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1421 Franklin Avenue, Nashville, TN 37206.**

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 the 29th day of January, 2007.

Judith P. Murphy

Judith P. Murphy

Davidson County DEEDWARR
Recvd: 02/02/07 15:40 2 pgs
Fees:13.00 Taxes:654.90

20070202-0014330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith P. Murphy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2007.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2007.

My Commission expires _____

Notary Public