WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/07 13:11 2 pgs
Fees:13.00 Taxes:795.50

20070208-0016713

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Patricia Helen Wind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of February, 2007

Jeff Young
Notary Public

My Commission Expires: 1/14/2009 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
FRED KOLLER	Fred Koller	91-15
(NAME) 4918 Charlotte Ave	(NAME) P.O. Box 210167	242.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PATRICIA HELEN WIND, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRED KOLLER, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being Lot No. 819 of Block No. 113, Plan No. 1, West Nashville, as of record in Book No. 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 819 fronts 25 feet on the northerly side of Charlotte Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2: Being the easterly 8 feet front of Lot No. 821 of Block No. 113, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County.

Said part of Lot No. 821 fronts 8 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 57 feet to a dead line, measuring 8 feet thereon.

BEING the same property conveyed to HERMAN WIND AND WIFE, PATRICIA HELEN WIND by Deed from FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE of record in Book 3854, Page 706, Register's Office for Davidson County, Tennessee. Herman Wind is now deceased and Patricia Helen Wind being vested with Title as the Surviving Tenant by the Entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 4918 Charlotte Ave, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of February, 2007.

Patricia Helen Wind

PATRICIA HELEN WIND

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 **PATRICIA HELEN WIND, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2007.

My Commission Expires: 11/14/2009

Jeff Young
State of Tennessee Notary Public
Davidson County

Notary Public