THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1134

Davidson County DEEDWARR
Recvd: 05/23/07 09:27 2 pgs
Fees:13.00 Taxes:703.00
20070523-0061354

Property Address: 1608 Fatherland, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth Jones Roosevelt**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joy L. Ramirez, an unmarried woman and Daniel I. Fleisher, an unmarried man, with rights of survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 77 on the Plan of Lindsley Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, Chancery Court at Nashville and now in the Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plat of record Plat Book 2, Page 24, Chancery Court at Nashville and now the Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Elizabeth Edith Jones, unmarried by virtue of a deed from William Mason Hunter, IV, unmarried, dated August 14, 2002, and recorded August 14, 2002, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20020814-0098261. Said Elizabeth Edith Jones having since married and is now known as Elizabeth Jones Roosevelt.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 14 day of May , 2007 .

Elizabeth Jones Roosevelt {Seal}
Elizabeth Jones Roosevelt

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14th day of May , 2007 , before me the undersigned officer, personally appeared Elizabeth Jones Roosevelt, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



Tomica L. Felton
Notary Public

My Commission expires: 4 October 2008

Grantees' Name, Address, Phone:
Joy Ramirez and Daniel Fleisher
1608 Fatherland Street
Nashville, TN 37206

MAP AND PARCEL NO: 083-14-0-176.00

SEND TAX STATEMENTS TO:

Countrywide Home Loans
801 Crescent Centre Dr. Ste 51
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 170,000.00
Rebecca D. Fisher
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF May 20 07
Deputy Register