This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0707195
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 0707195

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$110,000.00**

Affiant

Subscribed and sworn to before me, this
The 20th day fo July, 2007

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 07/25/07 11:22 2 pgs
Fees:13.00 Taxes:407.00
20070725-0088187

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Rosie Navarro Jesus Navarro 5134 Dale Ewing Rd Franklin TN 37064	New Owners	14714009200

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 consideration, the receipt of which is hereby acknowledged, We, **Richard T. Winn and Opal Ann Winn husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rosie Navarro and Jesus Navarro wife and husband,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 299 on the Plan of Whispering Hills, Section II-B of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No,. 299 fronts 85 feet on the north side of Brewer Drive and runs back between lines, 211.4 feet on the west line , and 1191.4 feet on the east line to a dead line in the rear ion which it measures 108.8 feet.

BEING the same property conveyed to Richard T. Winn and wife Opal Ann Winn by Warranty Deed from Kenneth R. Thompson and wife, Nancy K. Thompson dated 6/5/1973 and recorded on 6/7/1973 of record in Book 4716, Page 200, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **590 Brewer Drive, Nashville, Tennessee 37211-5352**

Init A.W. Init R.W.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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.

In witness, whereof, Richard T. Winn and Opal Ann Winn, sign this Warranty Deed on this the 20th day of July, 2007

Richard T. Winn

Opal Ann Winn

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard T. Winn** and **Opal Ann Winn,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of July, 2007

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010