Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1281

Davidson County DEEDWARR
Recvd: 09/11/07 10:35 2 pgs
Fees:13.00 Taxes:300.07
20070911-0108864

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rosa Winston, widowed** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Annette M.Taylor, unmarried,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 1 shown on the Plan of Resubdivision of Lot Nos. 181, 182 and part of 180, of the Neill S. Brown Subdivision, said Plan of Resubdivision being of record in Book 4350, page 154 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument set in the easterly margin of Neill Avenue, said monument being the common corner of Lot Nos. 1 and 2; thence with the common boundary lines of said Lot Nos. 1 and 2 north 82 degrees 44' East 100.52 feet to a point, and North 47 degrees 02' East 58.53 feet to a point in the westerly margin of an unnamed alley; thence with the margin of said alley North 7 degrees 16' East 21.28 feet to a concrete monument marking the beginning of a curve to the left or northwest at the southwesterly corner of the intersection of said alley and Marina Street; thence with said curve to the left or northwest 23.51 feet to a concrete monument in the southerly margin of Marina Street, at the end of said curve; thence with the said southerly margin of Marina Street North 82 degrees 36' West 119.09 feet to a concrete monument at the beginning of a curve to the left or Southwest, at the southeasterly corner of Marina Street and Neill Avenue; thence with said curve to the left or southwest 39.18 feet to a concrete monument at the end of said curve in the Easterly margin of Neill Avenue; thence with said margin of Neill Avenue South 7 degrees 16' West 43.00 feet to the point of beginning.

Being the same property conveyed to Calvin M. Winston and wife, Rosa Winston by deed dated March 24, 1971 of record in Book 4489, page 206, Register's Office for Davidson County, Tennessee. Calvin M. Winston is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 411 Neill 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5 day of September, 2007

Rosa M. Winston _____

Rosa Winston

State of Michigan)
County of Wayne)

On this 5th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rosa Winston , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Yvonne P Johnson
Notary Public

My Commission Expires: _____

YVONNE P JOHNSON
Notary Public - Michigan
Wayne County
My Commission Expires Nov 18, 2012
Acting in the County of Wayne

YVONNIE JOHNSON NOTARY PUBLIC WAYNE COUNTY, MI

State of Michigan)
County of Wayne)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 81,100.00.

Rosa Winston
Affiant

Sworn and subscribed before me on this the 5th day of September, 2007.

Yvonne P Johnson
Notary Public

My Commission Expires: _____

YVONNE P JOHNSON
Notary Public - Michigan
Wayne County
My Commission Expires Nov 18, 2012
Acting in the County of Wayne

YVONNIE JOHNSON NOTARY PUBLIC WAYNE COUNTY, MI

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Annette M.Taylor 411 Neill Avenue Nashville, TN 37206	Same As Owner	82-12-60