Davidson County DEEDWARR
Recvd: 12/21/07 10:31 2 pgs
Fees:13.00 Taxes:416.25

20071221-0146478

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45521

WARRANTY DEED

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaTonya Stratton	Fifth Third Mortgage Co.	69-4-190
181 Haynes Park Drive	5050 Kingsley Dr., MD 1MOB3A	
Nashville, TN. 37218	Cincinnati, OH 45263	

FOR AND IN 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, I/WE,

Mary A. Moore, Administrator Pendente Lite of the Estate of Sarah H. Taylor

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

LaTonya M. Stratton, unmarried,

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 No. 75 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's office for Davidson County, Tennessee.

Said Lot No. 75 fronts 78 feet on the westerly side of Haynes Park Drive and runs back between parallel lines, 129 feet to a line at the rear on which it measures 78 feet thereon.

Being the same property conveyed to Sarah E. Taylor and husband Roy Taylor by Quitclaim Deed from Sarah E. Taylor, of record in Instrument Number 20020513-0058367, Register's Office for Davidson County, Tennessee and being the same property conveyed to Sarah E. Taylor on 5-17-94, by deed from Roy Taylor, filed for record on 5-18-94, in Book 9348, Page 405, Register's Office for Davidson County, Tennessee. The said Sarah E. Taylor and Roy Taylor having since died. Roy Taylor predeceased Sarah E. Taylor. By Order filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), on December 7, 2007 at 1:45 P.M., Docket No.: 07P 840, Mary A. Moore is the duly appointed Administrator Pendente Lite of the Estate of Sarah H. Taylor and authorized to sell this property.

This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.

Unimproved ( )
This is improved (X) property known as 181 Haynes Park Drive, Nashville, TN 37218

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/our____ hand(s)_____this 18th day of December, 2007

Mary A. Moore Administrator Pendente Lite of the Estate of Sarah Taylor.

Mary A. Moore, Administrator Pendente Lite of the
Estate of Sarah H. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Mary A. Moore, Administrator Pendente Lite of the Estate of Sarah H. Taylor, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2007

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.