BOOK 4197 PAGE 407

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-162734

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-11-86	Mr/Mrs Herman E. Taylor,Jr. same as below	Kimbrough-Kavanaugh & Associates James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6DA-59640	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 294 Elysian Fields Road	LOAN OR ACCOUNT NO. A 283550 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note,dated November 6, 1964, in the original principal sum of $15,900.00, payable to Kimbrough-Kavanaugh & Associates, in monthly installments of $82.84, including interest as set forth in said note, and being secured by a deed of trust executed by Ben G. Harper and wife to Miller Kimbrough, Trustee, as of record in Book 3830, page 666,

CLARENCE E. HUTTON and wife, MARY ELLEN P. HUTTON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HERMAN ELWYN TAYLOR, JR., and wife, LINDA R. TAYLOR

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 66 on the Plan of Section Two, Valley View Meadows, as of record in Book 3600, page 60.

Said Lot No. 66 fronts 79.57 feet on the northwesterly margin of Elysian Fields Road and extends back 130.83 feet on the northeasterly line and 128.39 feet on the southwesterly line, to a dead line in the rear, measuring 80.61 feet thereon.

Being the same property conveyed to Clarence E. Hutton and wife, Mary Ellen P. Hutton, by deed from Bruce O. Lipscomb, unmarried, as of recordin Book 4231, page 352.

This conveyance is made subject to restrictions of record in Book 3770, page 124.

APR28	CONV	23,200.00			
APR28	S'TAX		A*	60.32	
APR28	PR'FEE		A*	.50	
APR28	W'DEED		A*	3.00	* 63.82

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of April, 19 71

Mary Ellen P. Hutton

Mary Ellen P. Hutton

Clarence E. Hutton

Clarence E. Hutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarence E. Hutton and wife, Mary Ellen P. Hutton the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of April, 19 71.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,200.00

Herman Elwyn Taylor Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
CLARENCE E. HUTTON AND WIFE

TO
HERMAN ELWYN TAYLOR, JR. AND WIFE

B 12778

IDENTIF. REFERENCE

APR 28 4 03 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public