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This instrument prepared by: Andrew D. Tanner, Atty
507 Amer. Trust Bldg.
P.O. Box 2541
Nashville, Tenn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Karen S. Taylor	J.I.Kislak Mortgage Corporation	15D-53885
(NAME)	(NAME)	
2317 Fernwood Drive	1101 Brickell Avenue	Map 72-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216	Miami, Florida 33131	Par. 183
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN - - - - - - ($10.00) - - - - - and NO/100 - - - - - - - - - - - *Dollars,*
cash paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $14,550.00 to J. I. Kislak Mortgage Corporation, secured by a deed of trust to Vaden Lackey, Jr., Trustee, and recorded in Book 4652, page 941, Register's Office for Davidson County, Tennessee, payable as specified therein,

I, Josephine R. Dobbs, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said

Karen S. Taylor,

her *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 237 on the Map of Dalewood, Section IV, of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 237 fronts 61 feet on the easterly side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Josephine R. Dobbs, unmarried, by deed from Ray Roach and wife, Norma Roach, of record in Book 4652, page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,348.93

Subscribed and sworn to before me, this the 18th day of May, 19 74

Affiant Karen S. Taylor

My commission expires [illegible] (Affix Seal)

Notary Public Ina M. Kent

This is improved (X) unimproved ( ) property, known as 2317 Fernwood Drive, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Karen S. Taylor,

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Karen S. Taylor, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* seventeenth *day of* May, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Josephine R. Dobbs
Josephine R. Dobbs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Josephine R. Dobbs, unmarried,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 17th *day of* May, *19* 74.

My Commission Expires Nov. 8, 1975 Ina N. Kent *Notary Public*

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY 21 74	CONV	17,348.97				
MAY 21 74	S'TAX		A*	44.98		
MAY 21 74	PR'FEE		A*	.50		
MAY 21 74	W'DEED		A*	4.00	*	49.48

WARRANTY DEED

FROM JOSEPHINE R. DOBBS

TO KAREN S. TAYLOR

C 5 5 1 0 8

IDENTIF. REFERENCE

MAY 21 9 18 AM '74

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co. Inc.,2535 Franklin Rd.,Nashville, Tenn. 37204