INSTRUMENT PREPARED BY:

BOOK 4965 PAGE 688

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)
28
20 Pw

NAME AND ADDRESS OF NEW OWNER(S)
EDWIN A. TAYLOR ET UX
LANNA S. TAYLOR

SEND TAX BILLS TO
Fidelity Federal Savings & Loan

FIELD BOOK NUMBER(S)
14D 45750

STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)
Grayspoint Road, Joelton

LOAN OR ACCOUNT NO.

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) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

OCT 28 75 CONV 34,500.00
OCT 28 75 S TAX A* 89.70
OCT 28 75 P FEE A* .50
OCT 28 75 W DEED A* 4.00 * 94.20

JAMES ALFORD and wife, DELORES ALFORD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWIN A. TAYLOR and wife, LANNA S. 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being the southerly part of Tract 2 of Record in Deed Book 4820, page 173, Register's Office for said County, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates of record in Book 421, page 147, Register's Office for said County, described according to a survey by Ralph Lambert & Sons, Surveyors, dated October 11, 1975, as follows:
Beginning at an iron pin in the westerly margin of Grays Point Road, said point located northerly 480.23 feet, more or less, from the North right-of-way of Ridge Hill Road, the same being the Southeast corner of Tract 2; thence with the right-of-way of Grays Point Road North 1° 31' East 55.25 feet to an iron pin; thence continuing with the right-of-way of said road North 13° 13' East 55.0 feet to an iron pin; thence leaving the road North 73° West 118.5 feet to an iron pin in a fence line; thence north 67°45' West 1808.3 feet to an iron pin in the westerly line of tract 2; thence with the westerly line of Tract 2 South 2° West 151.55 feet to an iron pin, the same being the southwest corner of tract 2; thence with the southerly line of tract 2 South 69° 10' East 1902.62 feet to the point of beginning, containing 5.07 acres, more or less.
Being part of the same property conveyed to James Alford and wife, Delores Alford by deed from Russell M. Evans and wife, of record in Book 4820, page 173, Register's Office for Davidson County, Tennessee.

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 for 1975 taxes which have been prorated and assumed by Grantees.

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 24th day of October, 1975.

James Alford
JAMES ALFORD

Delores Alford
DELORES ALFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Alford and wife, Delores Alford,

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 24th day of October, 1975.

My commission expires: 4-23-78

Douglas A. Brace
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

$ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

D 21886

IDENTIF. REFERENCE

Oct 28 3 11 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Z50194-3
DBH:jpf
WARRANTY DEED
FROM
JAMES ALFORD AND WIFE,
DELORES ALFORD
TO
EDWIN A. TAYLOR AND WIFE,
LANNA S. TAYLOR

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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