BOOK 5577 PAGE 676 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,950.00

Thomas Taylor, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 80

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Taylor, Jr. (NAME)	Molton, Allen & Williams, Inc. (NAME)	MAP 59-6
736 Roman Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	PARCEL 69
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	13DA 35995

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, WE, MORTGAGE GUARANTY INSURANCE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS TAYLOR, JR. AND WIFE, DOROTHY TAYLOR

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. 31 on the Plan of Ewing Valley, Section 2, of record in Book 4300, Page 184, Register's Office for said County.

Said Lot No. 31 fronts 96.00 feet on the southerly margin of Roman Drive and extends back 105.0 feet on the easterly line and 145.0 feet on the westerly line to a dead line in the rear, measuring 85.1 feet thereon.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from Federal National Mortgage Association which is being placed of record concurrently herewith.

The property herein conveyed is subject to restrictive covenants of record in Book 4641, page 637, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above mentioned plan of record.

unimproved ( ) This is improved (XX) property, known as 736 Roman Drive, Nashville, TN 37207 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand S this 6th day of March, 19 80

MORTGAGE GUARANTY INSURANCE CORPORATION

BY: Gordon H. Steinbach Vice President

BY: Edward R. Molling Asst. Secretary

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____, Tennessee, this ___ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ WISCONSIN
~~Davidson~~ County
Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gordon H. Steinbach and Edward R. Molling with whom I am personally acquainted and who upon (~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the Vice President and Asst. Secretary respectively of the Mortgage Guaranty Insurance Corporation the within named bargainor, a corporation, and that (~~he~~ they) as such Vice President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Gordon H. Steinbach as such Vice President, and attesting the same by the said Edward R. Molling as such Asst. Secretary

Witness my hand and official seal at office at Milwaukee, Wisconsin on this the 6th day of March, 19 80

My commission expires 9/21/80

Claire A. Schermeister
Notary Public
Claire A. Schermeister

WARRANTY DEED

FROM

MORTGAGE GUARANTY INSURANCE CORPORATION

TO

THOMAS TAYLOR, JR.

F 8 0 3 1 2

IDENTIF. REFERENCE

MAR 12 11 56 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

return to; pr row 1, box 8

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

7520 03/12 125.84- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45950.00 CO
119.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 125.34
7520A03/12/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80312

IDENTIFICATION REFERENCE

MAR 12 11 56 AM '80

No. 746657