# WARRANTY DEED

BOOK 6055 PAGE 814

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,323.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1983.

Notary Public

MY COMMISSION EXPIRES: 10/12/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, P.O. Box 425, Mt. Juliet, TN. 37122
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virginia D. Taylor (NAME) | The Kislak Organization (NAME) | Map 95-2 |
| 1343-B Dalemere Drive (STREET ADDRESS OR ROUTE NUMBER) | 1101 Brickell Avenue (STREET ADDRESS) | Parcel 79 |
| Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP) | Miami, Florida 33131 (CITY) (STATE) (ZIP) | 3DZ-42026 |

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, DANNY L. OSTRANDER and wife, SUSAN J. OSTRANDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA D. TAYLOR, a single person

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. 51 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 51 fronts 73 feet on the easterly side of Theodore Road, and runs back 150.5 feet on the north line and 146.3 feet on the south line to a dead line which is a broken line, measuring 88.3 feet thereon.

Being the same property conveyed to Danny L. Ostrander and wife, Susan J. Ostrander by virtue of a deed from Frank Claxton and wife, Jimmie Lou Claxton, of record in Book 5308, page 805, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Allstate Enterprises Mortgage Corporation, of record in Book 5308, page 807, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is ( ) unimproved (X) improved property, known as 227 Theodore Drive, Nashville, Tennessee 37214
(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 9th day of May, 19 83

Danny L. Ostrander
DANNY L. OSTRANDER

Susan J. Ostrander
SUSAN J. OSTRANDER

OFFICIAL RECEIPT

BOOK 6055 PAGE 815

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Danny L. Ostrander and wife, Susan J. Ostrander

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 Mt. Juliet, Tennessee, this 2nd day of May, 19 83

Commission Expires 10/12/86

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

DANNY L. OSTRANDER et ux

TO

VIRGINIA D. TAYLOR

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN
MAY 13 9 44 AM '83

IDENTIFICATION REFERENCE

H 4 7 5 4 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6055 PAGE 816

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 40323.00- CO | |
| | | | 104.78 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 111.28- |
| | | | 7176A05/13/83 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

MAY 13 9 44 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948671