THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
file box 8/jcb

ADDRESS NEW OWNER:
Richard L. Taylor
2312 Brick Church Pike
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
PART OF 71-12-16
12DA-43285

BOOK 6726 PAGE 45

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Luther Carol Tanley, Jr. and wife, Patricia C. Tanley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard L. Taylor and Vanessa George hereinafter called the Grantee, Grantee's 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 Lots Nos. 1, 2, 3, and 4 on the plan of Re-subdivision of Lot 1 of Joy Floral Company Property, of record in Book 6200, page 285, Register's Office for said County.

SAID Lots Nos. 1, 2, 3, and 4 front together 265.02 feet on the easterly margin of Lischey Avenue and extend back 342.73 feet on the northerly line and 342.32 feet on the southerly line to a dead line in the rear, measuring 277.50 feet thereon.

BEING the same property conveyed to Luther Carol Tanley, Jr., and wife, Patricia C. Tanley by Installment Deed from B. P. Moore, Jr., a single person, of record in Book 5434, page 526, Register's Office for Davidson County, Tennessee and corrected by Deed of Correction of record in Book 5439, Page 449 said Register's Office. THIS conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Vendor's Lien to B.P. Moore, Jr. of record in Book 5434, Page 526, Registers's Office for Davidson County, Tennessee and corrected by Deed of Correction of record in Book 5439, Page 449 said Register's Office.

This is (un)improved property, known as 1431 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of December, 1985.

Patricia C. Tanley

Luther Carol Tanley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of December, 1985, before me personally appeared ~~Luther~~ Carol Tanley, Jr. and wife, Patricia C. Tanley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5726 PAGE 46

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 71,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 4th day of December, 1985.

My Commission Expires: 4-12-86

Corinne B. Garrett
Notary Public

58094

IDENTIFICATION REFERENCE

Dec 4 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Luther Carol Tanley, Jr. and wife,
Patricia C. Tanley

to:
Richard L. Taylor and , Vanessa
George

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24419

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6726 PAGE 47

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7150[illegible]0- [illegible]IT.	
			185.00 STAX	
			.50 [illegible]	
			6.00 [illegible]	
			[illegible] X	192.40-
			2790A12/04/85 [illegible]	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58094

IDENTIFICATION REFERENCE

DEC 4 11 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197861