This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
PHILLIP R. TAYLOR, et ux
4332 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MORTGAGEE:
Citizens and Southern Mortgage Company
P.O. Box 656
Tucker, Georgia 30085-0656

MAP AND PARCEL:
Map 75
Group 11
Parcel 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TIMOTHY A. LAVENDER and wife, SHARON B. LAVENDER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILLIP R. TAYLOR and wife, DEBORAH B. 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, being Lot No. 73 on the Plat of Highlands of Tulip Grove, Section 4, of record in Book 4860, page 85, Register's Office of Davidson County, Tennessee.
>
> Said Lot 73 fronts 80.00 feet on the westerly margin of Baton Rouge Drive and extends back between parallel lines 155.0 feet to a dead line.
>
> Being the same property conveyed to Timothy A. Lavender and wife, Sharon B. Lavender by deed from Frank Batson, dated July 7, 1977, and filed for record in Book 5169, page 67, and by Quitclaim deed from Judy W. Batson to Timothy A. Lavender and wife, Sharon B. Lavender of record in Book 6991, page 860 Register's Office for Davidson County, Tennessee.

This is improved property known as 4332 Baton Rouge Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, those is Book 5089, page 592, and in Book 5020, page 56, and also including a 30 foot minimum building setback line from Baton Rouge Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Taxes for the current year have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PHILLIP R. TAYLOR and wife, DEBORAH B. TAYLOR, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of September, 1986.

Timothy A. Lavender
TIMOTHY A. LAVENDER

Sharon B. Lavender
SHARON B. LAVENDER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named TIMOTHY A. LAVENDER and wife, SHARON B. LAVENDER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee this the 25th day of September, 1986.

PATRICIA M. GUIN NOTARY PUBLIC AT LARGE TENNESSEE

Patricia M. Guin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $75,900.00.

Phillip T. Taylor
AFFIANT

Subscribed and sworn to before me this 25th day of September, 1986.

PATRICIA M. GUIN NOTARY PUBLIC

Patricia M. Guin
NOTARY PUBLIC
My Commission Expires: 4-2-89

4 6 7 5 7

IDENTIFICATION REFERENCE

SEP 26 12 26 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

PI
Jo
2:
M:

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

RECEIVED OF _____

FOR _____

BOOK 6991 PAGE 864

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

75900.00 CAMT
212.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 219.02
7279A09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.57
4 6
IDENTIFICATION REFERENCE
SEP 26 12 26 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 299972