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FILED 24
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$52,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon A. Taylor (NAME)	Same - Owner (NAME)	Map 52-4
1057 Mallow Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 57
Madison Tn 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-92192

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, Samuel A. Cavanaugh and wife, Karen S. Cavanaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon A. 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:

BEING Lot No. 21 on the Plan of Arrowhead Estates, Revised, Section 1, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Samuel A. Cavanaugh and wife, Karen S. Cavanaugh by deed from Yvonne Snell, a widow, of record in Book 6283, page 253, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 5154, page 59, and such easements and setback lines of record in Book 4955, page 27, said Register's Office.

Taxes for 1986 pro-rated and paid.

7022Q

IDENTIFICATION REFERENCE

DEC 5 2 37 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1057 Mallow Drive Madison, TN 37115
(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 4th day of December, 1986

Samuel A. Cavanaugh

Karen S. Cavanaugh

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Samuel A. Cavanaugh and Karen S. Cavanaugh

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 4th day of December 19 86

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

Samuel A. Cavanaugh and wife,

Karen S. Cavanaugh

TO

Jon A. Taylor

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

5000[illegible] D- CAPIT.
148.[illegible] CSTMY
.50 PREP
6.00 WDST
CHECK 154,62-
394[illegible]12/05/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70220.

IDENTIF. REFERENCE

DEC 5 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.19742