BOOK 7955 PAGE 76 FILE BOX 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES:

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Taylor	First Republic Mortgage	118-10-158.00
(NAME)	(NAME)	
827 Crestridge Drive	2090 Hewitt Avenue	16DA-14420
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Everest Florence Cygan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Taylor and wife, Dawn S. 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. 48 on the Map of Pleasant Valley Subdivision of record in Book 1424, page 63, Register's Office for said county, described as follows:

BEGINNING on the southerly margin of Crestridge Drive at the corner of Lot Nos. 47 and 48; thence, with the line between said two lots, southwardly 150 feet; thence, eastwardly 85.7 feet to the westerly margin of Pleasant Valley Road; thence, with said Road northwardly 50.54 feet to a concrete monument; thence, northwardly 71.9 feet to another concrete monument, the beginning of a curve; thence, around said curve in a northwesterly direction 42.98 feet to the southerly margin of Crestridge Drive; thence, with said Drive westwardly 77.9 feet to the beginning.

Being the same property conveyed to Everest Florence Cygan by deed from Walter Worley Fain and wife, Ruth Elizabeth Fain of record in Book 5711, page 75, Register's Office, Davidson County, Tennessee.

7.1.9.0.8.

IDENTIFICATION REFERENCE

OCT 5 10 11 AM '89

DAVIDSON COUNTY, TN

3208 10/05 0101 03CHECK 275.95

unimproved ( ) This is improved (XX) property, known as 827 Crestridge Drive, Nashville, TN 37204
(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 my hand this 29th day of September, 19 89

Everest Florence Cygan

Everest Florence Cygan

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STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, Tracie R Hensley, a Notary Public in and for said County and State, the within named Everest Florence Cygan, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Akron, Ohio, this 29th day of September 19 89.

Commission expires TRACIE R. HENSLEY NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES AUG. 17, 1992

Tracie R Hensley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute 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

Everest Florence Cygan, unmarried

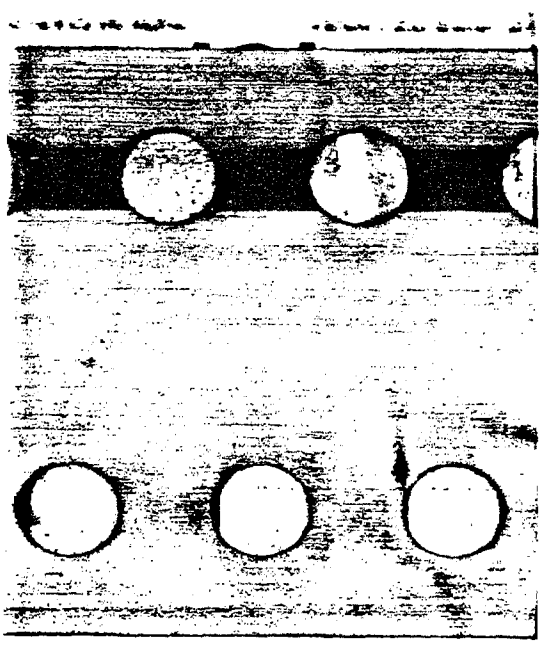
TO

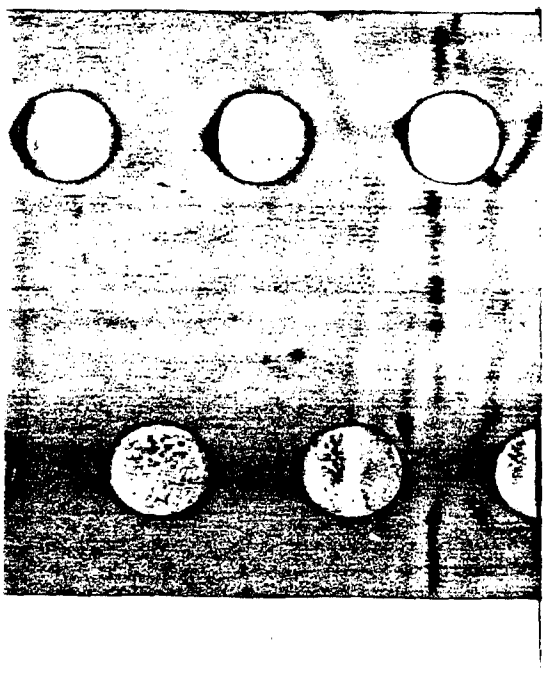
Thomas A. Taylor and wife, Dawn S. Taylor

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7955 PAGE 78

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	81500.00
			CON TX	268.95
			PRFEE	1.00
			WDEED	6.00
			TOTAL	275.95
			CHECK	275.95

10/05/89 01 10:12 0001 3208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1908.

IDENTIFICATION REFERENCE

OCT 5 10 11 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 255409