BK 34

This Instrument Prepared by Frances Brice
8 Penn Center
Phila., PA 19103

84-10
70

WARRANTY DEED

BOOK 8580 PAGE 20

THIS INDENTURE, made this 15TH day of JANUARY, A. D., 19 92, **between** ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee,~~ **First Parties, and**

MARK R. TAYLOR ET UX, MARY SUE TAYLOR----------

---------- **Tennessee, Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100----------Dollars ($ 79,900.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 54 on the Plan of Donelson Meadows Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of Brookview Drive at the common corner of Lots Nos. 54 and 55; thence with said Drive Northwardly 245.79 feet to the corner of Lots 53 and 54; thence with the line between said lots Southwardly 215.7 feet to the common corner of Lots 53, 54, and 55; thence with the line between Lots 54 and 55, Northeastwardly 183.9 feet to the point of beginning.

BEING the same premises which William C. Ervin and Bobbie Y. Ervin, Husband and Wife, by Deed dated AUGUST 20, 1991 and recorded in Davidson County, Tennessee, in Deed Book Volume 8504, Page 829 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees, which Declaration of Trust is of record in Book 8304, page 575, said Register's Office.

9433/.

IDENTIFICATION REFERENCE

MAR 20 2 31 PM '92

DAVIDSON COUNTY, TN

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

1. Real property taxes for 1992 and all future years.
2. All matters set forth on Plan of record in Book 2133, page 100, said Register's Office, which include a 75-foot minimum building setback line from Brookview Drive and a 10-foot public utility and drainage easement along the westerly line of said lot.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

Joseph T. Hartman (L. S.)

and

Eleanore F. Walker (L. S.)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Phila. } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ELEANORE F. WALKER and JOSEPH T. HARTMAN Trustees under Declaration of Trust dated March 1, 1990, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, in PHILADELPHIA County, this 15K day of JANUARY 1992

John Swierz
Notary Public

My Commission expires 3-31-93

NOTARIAL SEAL
JOHN SWIERZ
A Notary Public Commissioner of Deeds
for the City of Philadelphia
My Commission Expires March 31, 1993

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Mark R. Taylor et ux
ADDRESS 2133 Brookview Drive
Nashville, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
Provident Mortgage Corporation
ADDRESS 325 Plus Park Blvd., Suite 205
Nashville, TN 37217

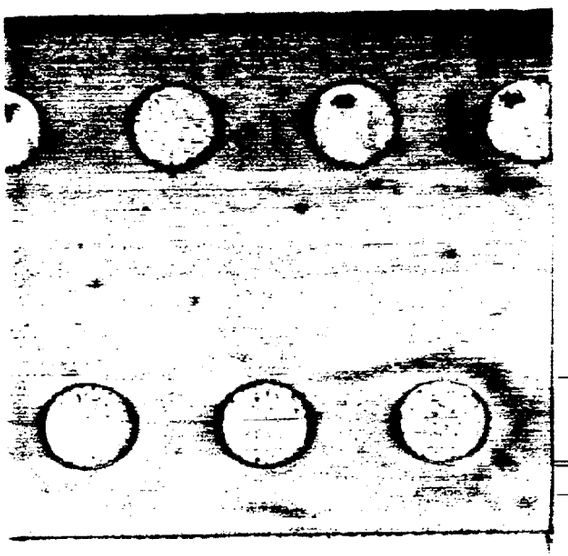
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 79,900.00. Affiant Mark R. Sharber
MARK R. SHARBER

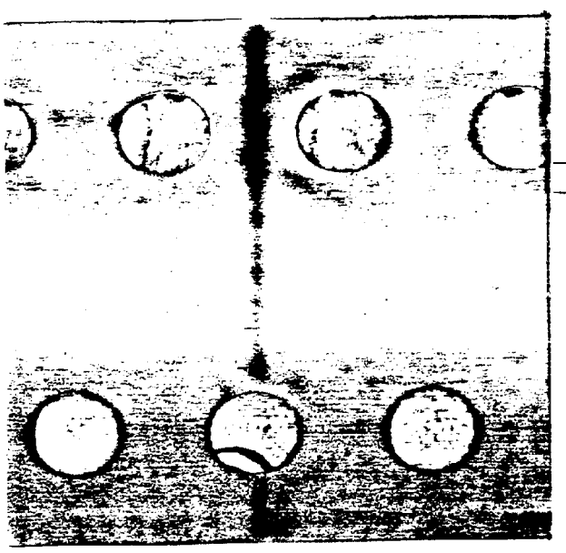
Subscribed and sworn to before me this 18TH day of MARCH 19 92

Leon Sharber
Notary Public
MY COMMISSION EXPIRES: 27 Feb 93

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

KEITH PRESS, INC., PRINTERS, KNOXVILLE





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

RECEIVED OF _____

FOR _____ BOOK 8580 PAGE 22

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

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	6.00
TOTAL	302.63
CHECK	302.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 03/10/92 04:31 0001 8700

94337

IDENTIFICATION REFERENCE

MAR 20 2 31 PM '94

DAVIDSON COUNTY, TN

No. 513105