File No: _____

BOOK 8673 PAGE 817

Address New Owner: Sammie M. Taylor
1209 DEMPSEY DR.
NASHVILLE, TN. 37217

Mail:

Send Tax Bills To: Same

Map/Parcel
Map 137
Par 89

# WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM J. TAYLOR, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto SAMMIE M. TAYLOR, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of the William J. Taylor Property, of record in Plat Book 8250, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to W. C. Hedgepath and wife, Mattie Hedgepath, by deed from Joseph W. Lunsford and wife, Frances W. Lunsford, of record in Book 3838, page 710, said Register's Office. W. C. Hedgepath died in 1972, and was survived by his wife, Mattie Hedgepath, who acquired said property as surviving tenant by the entirety, and remained unmarried to the date of her death; they were continuously married until the date of his death. Mattie A. Hedgepath died testate in 1984, having devised all property to William Jennings Taylor by her Last Will and Testament dated June 29, 1983, probated and filed in Will Book 147, page 137, Probate Court Clerk's Office for Davidson County, Tennessee. Mattie Hedgepath, Mattie A. Hedgepath and Mattie Tucker Hedgepath was one and the same person. Being part of the same property conveyed to William J. Taylor by deed from William J. Taylor, Executor of the Estate of Mattie Hedgepath, of record in Book 6267, page 596, said Register's Office.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 8250, page 105, said Register's Office; easement for roadway as shown on a sketch of Tracts 918 and 918E, J. Percy Priest Project; easement for roadway; U.S.A. easement of record in Book 3834, page 977, said Register's Office; U.S.A. power transmission line easement of record in Book 2346, page 284, said Register's Office; any easements and/or restrictions of record; and to all applicable local government planning, building and zoning regulations. This is un-improved property known as and/or located at Couchville Pike, Nashville, Tennessee. This instrument was prepared from information provided by the Grantor.

MILDRED V. TAYLOR, wife of William J. Taylor, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to William J. Taylor, and (ii) waiving, renouncing and quitclaiming to Grantee any dower, elective share, marital rights, exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed (for the purposes stated herein and/or applicable hereto).

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said SAMMIE M. TAYLOR, her heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 14th day of July, 1992.

Mildred V. Taylor
MILDRED V. TAYLOR
21945251 ex. 5/29/94

William J. Taylor
WILLIAM J. TAYLOR
TDL 14713069
ex. '93

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Sammie M. Taylor
AFFIANT

Sworn to and subscribed before me this 14th day of July, 1992.

Martha C. Eldridge
NOTARY PUBLIC

My commission expires: May 23, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Taylor and wife, Mildred V. Taylor, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 1992.

Joyce Pawlowski
NOTARY PUBLIC

My commission expires: _____.

My Commission Expires July 22, 1993

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

6727 07/20 0101 03CHECK: 101-50

IDENTIF. TREFERENCE
JUL 20 8 32 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

28613

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 819

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 |
|---|---|---|---|---|
| | | | CAMT 25000.00 | |
| | | | CON TX 92.50 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 101.50 | |
| | | | CHECK 101.50 | |
| 07/20/92 | 01 | | 08:33 0001 6727 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28613

IDENTIF. REFERENCE

JUL 20 8 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551450