File 12122
File Box 38
(First Title & Escrow Company, Inc.)

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 6157 PAGE 883

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GARY A. TAYLOR (NAME) | FIRST REPUBLIC MORTGAGE CORP. (NAME) | Map 117-8 |
| 1812 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER) | 6012 Wilmington Pike (STREET ADDRESS) | Parcel 73 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Dayton, Ohio 45459 (CITY) (STATE) (ZIP) | F.B. 16DA1520 |

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, JIMMY R. MCBRIDE AND WIFE, VICKI K. MCBRIDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY A. TAYLOR AND WIFE, AMY G. TAYLOR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being the westerly 80 feet of Lot No. 11 Block "B" on the Plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jimmy R. McBride and wife, Vickie K. McBride by deed from Kathyrn Johnson Holdt of record in Book 6639, page 838, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 974, page 92, said Register's Office.

87691
IDENTIFICATION REFERENCE

93 NOV 19 AM 11:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0506 11/19 0101 03CHECK 517.75

unimproved ( )
This is improved (XX) property, known as 1812 Lombardy Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of November, 19 93

Jimmy R McBride by Vicki K McBride  Vicki K McBride

JIMMY R. MCBRIDE  VICKI K. MCBRIDE
BY: VICKI K. MCBRIDE, ATTORNEY-IN-FACT
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI K. MCBRIDE

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of November, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

State of Tennessee County of Davidson

Personally appeared before me, the undersigned, Vicki K. McBride, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Jimmy R. McBride and is authorized by the said Jimmy R. McBride to exeucte this instrument on his behalf.

Witness my hand, at Office, this 17th day of November, 1993.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Gary A. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

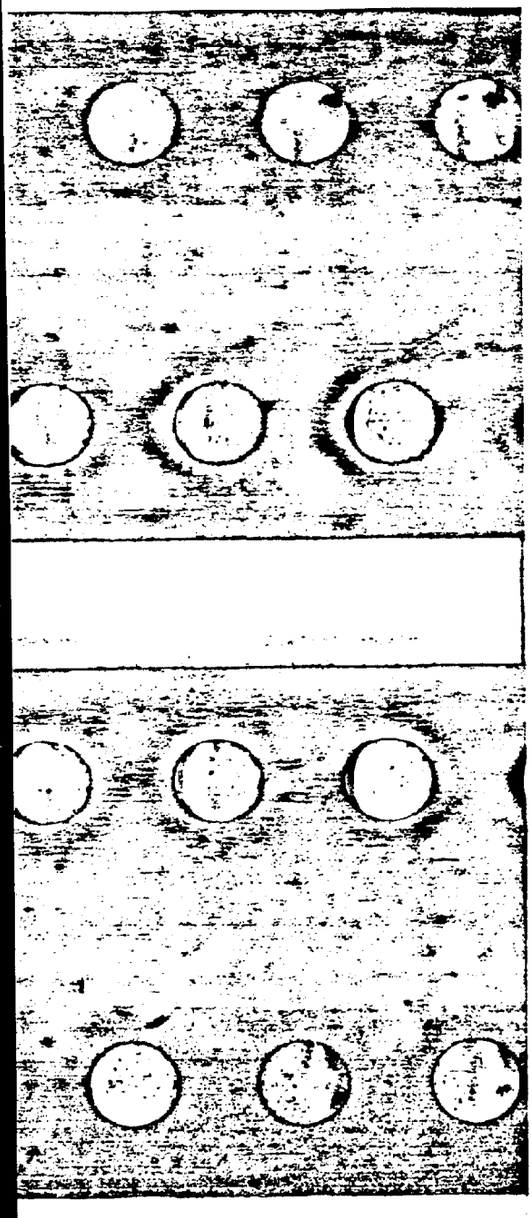
Notary Public

WARRANTY DEED

FROM JIMMY R. MCBRIDE AND WIFE, VICKI K. MCBRIDE

TO GARY A. TAYLOR AND WIFE, AMY G. TAYLOR

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9157 PAGE 885

| | | |
|---|---|---|
| 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 137500.00
CON TX 508.75
PRFEE 1.00
WDEED 8.00
TOTAL 517.75
CHECK 517.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/93 01 11:30 0001 0506

87691
IDENTIFICATION REFERENCE

93 NOV 19 AM 11:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 724254