SOB

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

BOOK 9572PG215

**ADDRESS NEW OWNER:**
Jessie L. Reid and Darlene Reid
1207 Dempsey Drive
Nashville, Tennessee 37217

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Biltmore Mortgage Corp
4301 Hillsboro Road, Suite 300
Nashville, Tn 37215

**MAP AND PARCEL:**
MAP 120-10
GROUP
PARCEL 46

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Howard W. Taylor, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Jessie L. Reid and wife, Darlene Reid, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Seven Oaks, Section No. 4, of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 175.18 feet on the south side of Dempsey Place and runs back 123.2 feet on the west line and 160.4 feet on the east line to a dead line in the rear on which it measures 117 feet.

Being the same property conveyed to Howard W. Taylor and wife, Jo Ann Taylor, by deed from Bert W. Davidson and wife, Sadie M. Davidson, of record in Book 3965, page 818, Register's Office for Davidson County, Tennessee; the said Jo Ann Taylor having since died.

Maxine Taylor, wife of Howard W. Taylor, hereby joins in this conveyance in order to convey any and all marital interest she may have in the subject property.

This is improved property known as 1207 Dempsey Drive, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jessie L. Reid and wife, Darlene Reid, their heirs and assigns, forever; and I, Howard W. Taylor, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13 day of January, 1995.

Howard W. Taylor

Maxine Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9572 PG 216

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard W. Taylor and wife, Maxine 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13 day of January, 1995.

NOTARY PUBLIC

My Commission Expires:

R. L. MOORE, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 11-20-96

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 13 day of Jan., 1995.

NOTARY PUBLIC

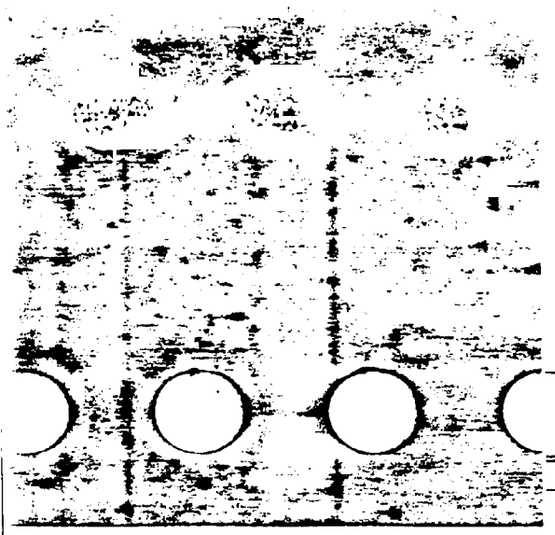
My Commission Expires: Nov 20, 1996

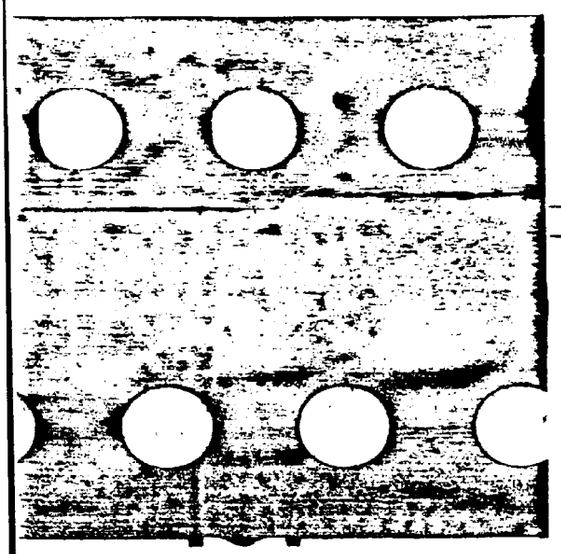
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 JAN 17 PM 12:16
DAVIDSON COUNTY REGISTER

25689
IDENTIFICATION REFERENCE

2393 01/17 0101 03CHECK 305.00





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

RECEIVED OF _____

FOR _____

BOOK 9572 PG 217

| | | |
|---|---|---|
| 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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

01/17/95 01 12:16 0001 2393

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

25689
IDENTIF. & REFERENCE

95 JAN 17 PM 12:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 872225