WARRANTY DEED

BOOK 9693 PG 428

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: ~~June 9, 1998~~ 6/10/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. GARDINER	COUNTRYWIDE FUNDING CORPORATION	MAP 98-01
(NAME)	(NAME)	
5181 Roxborough Drive	155 North Lake Avenue	PARCEL 66
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pasadena, CA 91109	04D-51206
(CITY) (STATE) (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, LLOYD O. TAYLOR AND WIFE, CAROL A. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. GARDINER AND WIFE, PAMALA JO BELL GARDINER

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. 72 on the Plan of Roxborough Subdivision as of record in Book 5200, Page 63, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lloyd O. Taylor and wife, Carol A. Taylor by deed from Joseph T. Hartman, Terrell R. Johnson, William G. Anderson, George J. Egner and Francis X. Howard, Trustees under Declaration of Trust dated July 1, 1982, of Philadelphia, PA 19103, of record in Record Book 5989, Page 185, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5302, page 669, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

IDENTIF. & REFERENCE 0067587

95 JUN -7 AM 9:10
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5181 Roxborough Drive, Hermitage, TN 37076
(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 our hand s this 26th day of May 19 95

LLOYD O. TAYLOR

CAROL A. TAYLOR

BOOK 9693 PG 429

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LLOYD O. TAYLOR AND WIFE, CAROL A. TAYLOR

the bargainor s, 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 Gallatin, Tennessee, this 26th day of May, 1995

Commission expires June 9, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

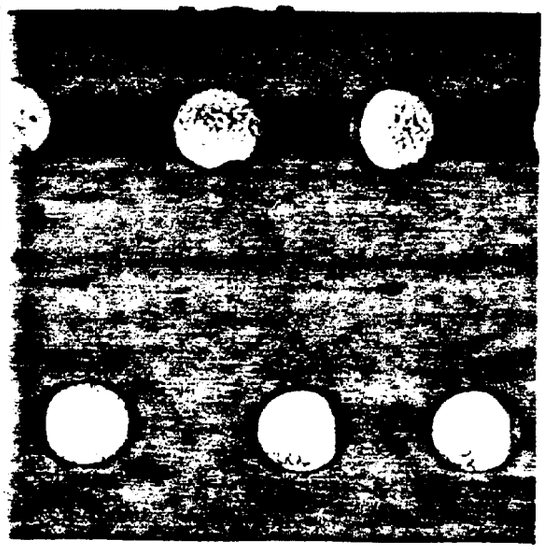
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

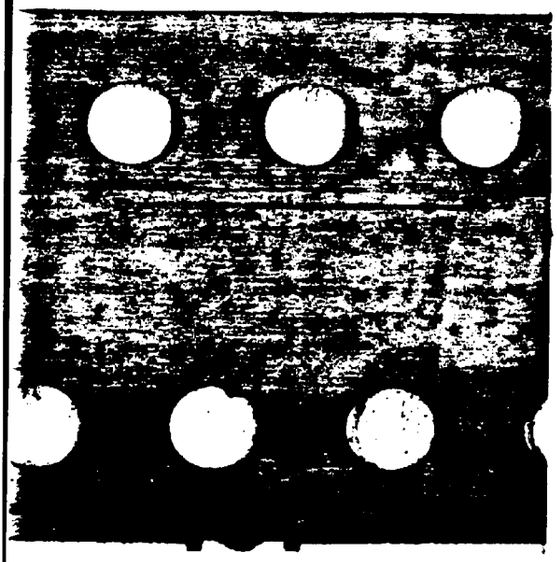
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

3490 06/07 0101 03CHECK 379.37





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

RECEIVED OF _____

FOR _____

BOOK 9693 PG 430

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	100100.00
			CON TX	370.37
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.37
			CHECK	379.37
06/07/95	01		09:11 0001	B490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067587
IDENTIF. ↑ REFERENCE

95 JUN -7 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917777