0130878

IDENTIF. # REFERENCE

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 9884 PG 741

95 DEC 11 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

---------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JEFFREY ALAN TAYLOR AND WIFE, JAMIE SABRINA TAYLOR**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **BROOKS A. SELLS**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 112, Building 4, Garage 3, of "Peppertree", Creekside Meadows Condominums, of record in Book 4675, page 128, 129, and 130, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jeffrey Alan Taylor and wife, Jamie Sabrina Taylor by Quitclaim Deed from James Thompson, dated December 7, 1995, of record in Book 9884, page 739, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interset in and to the general and/or resricted common areas and facilities of "Peppertree" Creekside Meadows Conkominiums, as said areas are set forth and defined in Master Deed of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5054, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 664, Book 6535, page 723, and 724, and in Book 6874, page 354, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 7TH day of DECEMBER, 1995.

Jeffrey Alan Taylor
JEFFREY ALAN TAYLOR

Jamie Sabrina Taylor
JAMIE SABRINA TAYLOR

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JEFFREY ALAN TAYLOR AND WIFE, JAMIE SABRINA TAYLOR, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 7TH day of DECEMBER, 1995.

John D. McBroom
Notary Public

My Commission Expires: MARCH 16, 1999

JOHN D. McBROOM * NOTARY PUBLIC AT LARGE * RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $49,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brooks A. Sells
Affiant

Subscribed and sworn to before me this 7TH day of DECEMBER, 1995.

John D. McBroom
Notary Public

My Commission Expires: MARCH 16, 1999

JOHN D. McBROOM * NOTARY PUBLIC AT LARGE * RUTHERFORD CO., TENN.

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map Parcel 142-06 112.00

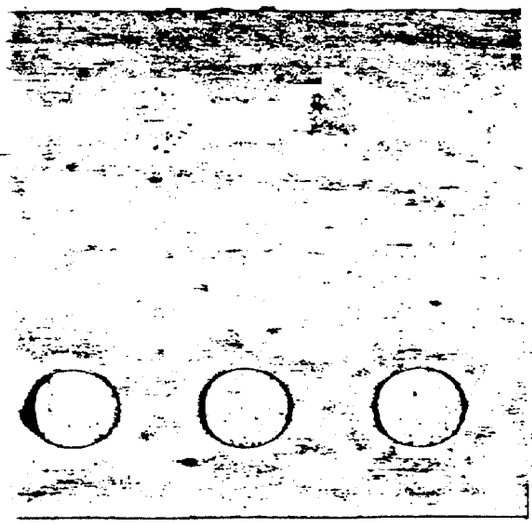
ADDRESS NEW OWNER:

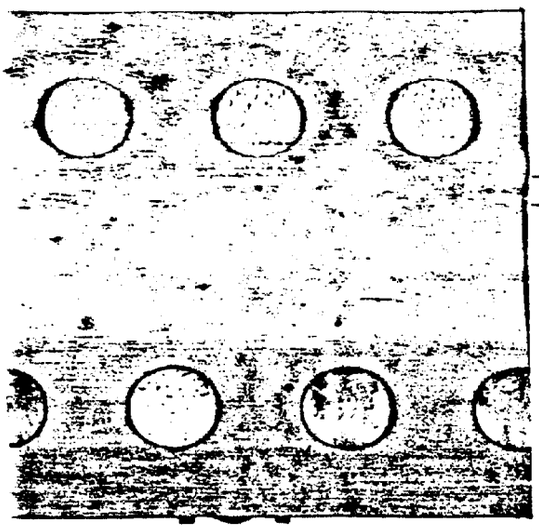
Brooks A. Sells et ux
~~810 Bellevue Road, Unit #112~~
P.O. Box 150025
Nashville TN 37215

SEND TAX BILLS TO:

New Owner

6998 12/11 0101 03CHECK 193.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9884 PG 743

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

12/11/95 01 10:55 0001 6998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130878
IDENTIF. # REFERENCE

95 DEC 11 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 985471