File Box 24

BOOK 10323 PG 803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy S. Houge	SUNTRUST BANK, NASHVILLE, N. A.	MAP 141-12C
(NAME)	(NAME)	
7440 River Bend Circle	P. O. Box 305110/7th Floor	PARCEL 76
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37230-5110	9D80822
(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, Melvin W. Taylor and wife, Diane L. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy S. Houge, married

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:

BEING Lot 76, River Bend, as of record in Plat Book 6900, Pages 504 & 505, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Melvin W. Taylor and wife, Diane L. Taylor by deed from Thomas F. Looby and wife, Kimberly H. Looby of record in Book 9760, Page 756, Register's Office, Davidson County, Tennessee.

Melvin W. Taylor and Melvin W. Taylor, Jr. is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines, public utility and drainage easements, and sewer line, of record in Plat Book 6900, Pages 504 & 505, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 7278, Page 822, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7440 River Bend Circle, Nashville, TN 37221
(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 17th day of January, 19 97

Melvin W. Taylor

Diane L. Taylor

BOOK 10323 PG 804

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 Melvin W. Taylor and wife, Diane L. 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 Nashville, Tennessee, this 17th day of January, 19 97.

Commission expires 5-23-98

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 _____

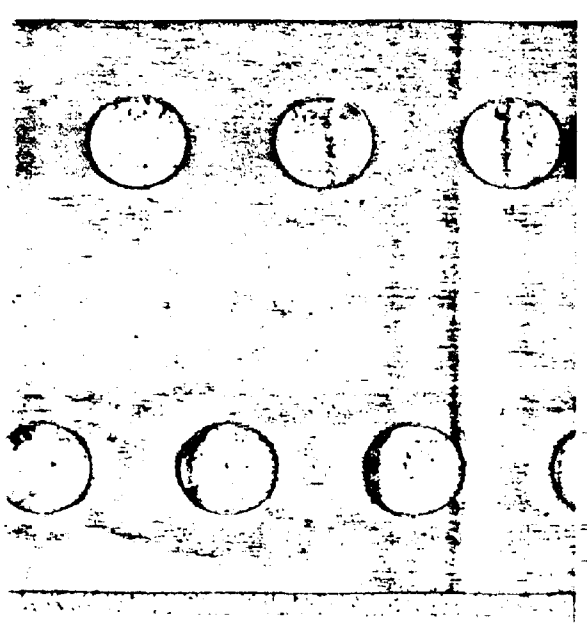
Notary Public

0265342
IDENTIF. & REFERENCE

97 JAN 21 AM 9:36

DAVIDSON COUNTY, TN.

6079 01/21 0101 03CHECK 645.40



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

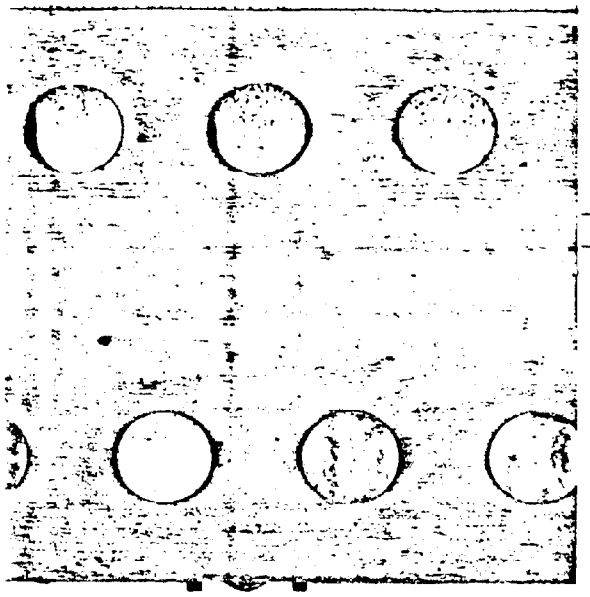
RECEIVED OF _____

FOR _____

BOOK 10323 PG 805

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 172000.00
CON TX 636.40
PRFEE 1.00
WDEED 8.00
TOTAL 645.40
CHECK 645.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6079

20265342
IDENTIF. ↑ REFERENCE

07 JAN 21 AM 9:36
DAVIDSON COUNTY, TN.

No. 1108571