File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10353 PG 112

#14406

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| KRISTIN C. TAYLOR | NEW OWNER | 116-10 |
| (NAME) | (NAME) | |
| 302 Jackson Boulevard | | 31 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | | BM6315 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, MARY ELAM EVERS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTIN C. TAYLOR, married

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 the City of Belle Meade, County of Davidson, State of Tennessee, being part of Lot No. 3 on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for Davidson County, and the westerly part of Lot No. 5 on the Map of Johnson Bransford's Subdivision of Part of Lot No. 3 in the Subdivision of Deer Park, BelleMeade, as of record in Book 421, page 133, Register's Office for Davidson County, and described together as follows:

Beginning on the northerly margin of Jackson Boulevard 225 feet east of the corner of Lots 2 and 3 on the first mentioned subdivision; thence with the northerly margin of Jackson Boulevard southeastwardly 125 feet; thence northwardly 285.5 feet to the corner of Lots 4 and 5 on said last mentioned subdivision; thence with the northerly line of Lots 4, 3 and 2, eastwardly 250 feet, more or less, to the southwest corner of the property conveyed to the Nashville Railway & Electric Company by deed from Johnson Bransford and wife, of record in Book 752, page 514, said Register's Office; thence with their westerly line northwardly 110 feet, more or less, to the south line of a 10-foot reserved strip; thence with said strip westwardly 397 1/2 feet, more or less, to a point 233.5 feet, more or less, east of the corner of Lots 2 and 3; thence southwardly to the beginning.

Being the same property conveyed to Frank Bernard Evers, Jr. by deed from Enid L. Gracey of record in Book 2140, page 463, said Register's Office. Frank Bernard Evers, Jr. has since conveyed his interest in said property to mary Elam Evers by Quitclaim Deed of record in Book 6369, page 775, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1997 Taxes, which have been prorated and assumed by the Grantees.

Frank Bernard Evers, Jr., spouse of Mary Elam Evers, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Mary Elam Evers.

unimproved ( )
This is improved ( XX ) property, known as 302 Jackson Boulevard, Nashville, Tennessee 37205

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 14th day of February, 19 97

Mary Elam Evers
MARY ELAM EVERS

Frank Bernard Evers Jr.
FRANK BERNARD EVERS, JR.

BOOK 10353 PG 113

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELAM EVERS AND HUSBAND, FRANK BERNARD EVERS, JR.

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

Witness my hand at office, this 14th day of February, 19 97.

My commission expires 9/23/2000 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

027199

IDENTIFICATION REFERENCE

97 FEB 19 AM 10:37

DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Notary Public

**WARRANTY DEED**

**FROM**

MARY ELAM EVERS

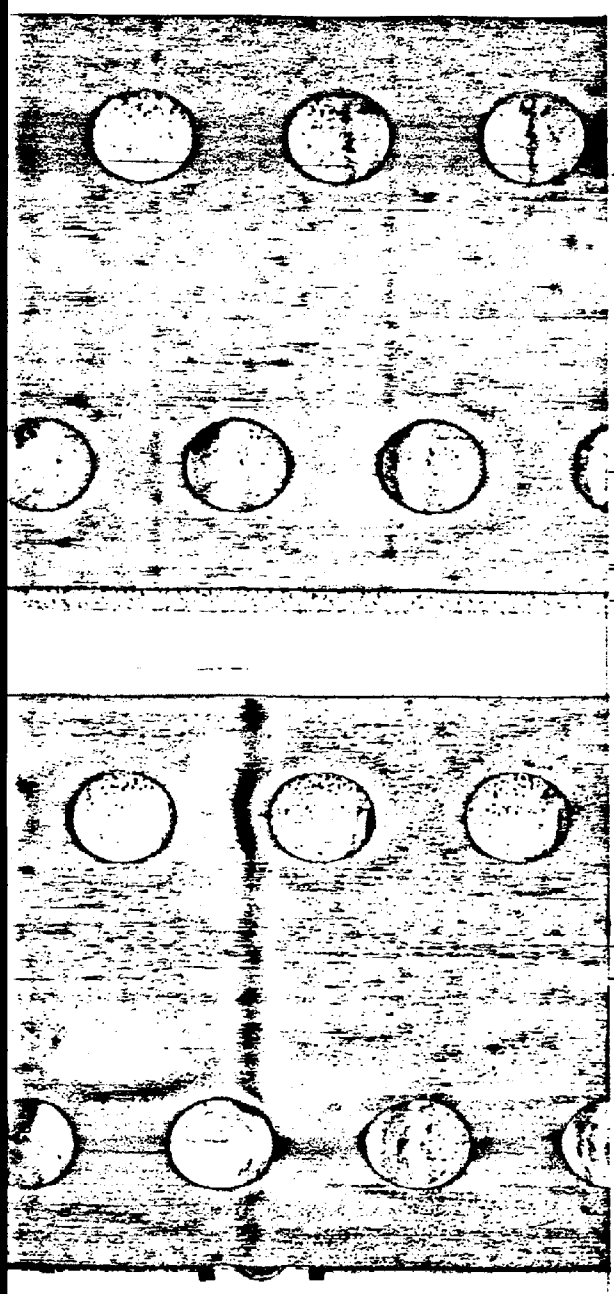
**TO**

KRISTIN C. TAYLOR AND HUSBAND,
DONALD B. TAYLOR

7627 02/19 0101 03CHECK 2876-50

**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 10353 PG 114

| | | |
|---|---|---|
| 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 | |
| | | | 775000.00 | |
| | | | CON TX | 2867.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 2876.50 |
| | | | CHECK | 2876.50 |
| 02/19/97 | 01 | 10:38 0001 | 7627 | |

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

0274199
IDENTIF. # REFERENCE

97 FEB 19 AM 10:37
DAVIDSON COUNTY, TN.

**No.** 1118079