Book

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

10821 PG 955

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Ira S. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/98.

Notary Public

MY COMMISSION EXPIRES: October 9, 1909.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ira S. Brown	Mortgage Resources, Inc.	41-8-64
(NAME)	(NAME)	
1201 Old Hickory Boulevard	404 BNA Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville,Tennessee 37217	
(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, **ERIC W. TAYLOR AND B. F. TAYLOR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA S. BROWN AND WIFE VICTORIA H. REESE BROWN** 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. 1 on the Plan of Sherlock Subdivision of record in Plat Book 6200, Page 790, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric W. Taylor and B. F. Taylor by deed of record in Book 8030, Page 690, and Book 7751, Page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of B.F. Taylor and Eric W. Taylor by Kevin Stagner as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 0821, Page 953 in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1201 Old Hickory Boulevard, Nashville, TN 37207
(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 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.

0407710

98 MAR -4 AM 10:47

Witness my/our hand(s) this 27th day of February, 1998.

Eric W Taylor by Kevin Stagner
Eric W. Taylor
by Kevin Stagner his attorney-in-fact

B.F Taylor by Kevin Stagner
B. F. Taylor by Kevin Stagner his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named ~~Eric W. Taylor~~ and B. F. Taylor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of February, 1998

Commission expires: October 9, 1909

Lori Holloway
Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2/27/98 before me personally appeared Kevin Stagner, the person who executed the foregoing instrument on behalf of B.F. Taylor and Eric W. Taylor, and acknowledged that he executed the same as the free act and deed of the said B.F. Taylor and Eric W. Taylor, through Power of Attorney granted him, by the said B.F. Taylor and Eric W. Taylor.

Lori Holloway
Notary Public

Commission Expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires October 9, 1998

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BK. 10821 PG. 957

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0407710

IDENTIFICATION REFERENCE

98 MAR -4 AM 10:47

No. 1261272