WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

x Eddie Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF May, 19 98

KATHY THOMAS SOLE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Taylor	Eddie Taylor	MAP 147-3-0-B
(NAME)	(NAME)	
370 Wallace Road, Unit #G-2	P.O Box 242	PARCEL 29.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Columbia, Tn 38402-0242	
(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, Edward W. Branigan, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Taylor, an unmarried perrson

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 Unit No. G-2 of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6594, page 502, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Edward W. Branigan and Edward W. Branigan, II, as tenants in common with right of survivorship, by deed from Raymon C. Griffiths, unmarried, as of record in Book 10842, page 195, Register's Office for Davidson County, Tennessee. The said Edward W. Branigan, II having since died and property being solely vested in Edward W. Branigan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

CONTINUED

This is unimproved ( ) improved (X) property, known as 370 Wallace Road, Unit #G-2, Nashville, Tennessee 37211
(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 my hand this 29th day of May 19 98

Edward W. Branigan

BOOK 10961 PG 923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward W. Branigan, a married person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 19 98.

Commission expires 12/22/01

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

LEGAL DESCRIPTION CONTINUATION

Restrictive covenants contained in an instrument of record in Book 6594, page 502; Book 7044, page 209, Register's Office for Davidson County, Tennessee.

Homeowners' Association charter of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.

Homeowners' dues are a lien if unpaid.

04460443
IDENTIF. + REFERENCE
98 JUN -4 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5945 06/04 0101 03CHECK 157.00

0446044

IDENTIF. # REFERENCE

MAIL ENV.

98 JUN -4 AM 9:58

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

Prepared By:
Sidwell & Barrett, P.C.
121 First Ave. #200
Franklin, TN 37064

BOOK 10961 PG 925

[Space Above This Line For Recording Data]

TAYL/JEC-1754

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on May 29, 1998. The grantor is Eddie Taylor, an unmarried perrson ("Borrower"). The trustee is Guaranty Title Company, of First American Center, Nashville, Tennessee 37237 ("Trustee"). The beneficiary is First American National Bank, which is organized and existing under the laws of the United States of America, and whose address is First American Center, Nashville, TN 37237 ("Lender"). Borrower owes Lender the principal sum of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars (U.S.$ 32,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2008. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. G-2 of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6594, page 502, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is

continued

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $32,500.00 DOLLARS.

which has the address of 370 Wallace Road, Unit #G-2 [Street], Nashville [City],

Tennessee 37211 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.