This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

BOOK 11077 PAGE 471

box#

file#98070006

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map / Parcel No.
Homesite Properties, LLC a Tennessee Limited Liability Company 1703 Bonner Drive Nashville, TN. 37215	Same	148-08 / 125.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Homesite Properties, LLC, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We JOHN F. TAYLOR, a married man, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

HOMESITE PROPERTIES, LLC a Limited Liability Company existing under the laws of the State of Tennessee, the GRANTEE herein, its heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Oakwood Terrace, Section II, of record in book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John F. Taylor, a married person, by deed from Christine Etheridge Boaz and husband Gilbert Boaz of record in book 9580, page 983, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of, John F. Taylor or his wife. The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 34,010.00

Affiant

STATE OF TENNESSEE,
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 19 day of AUGUST, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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:

1998 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, its heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 4524 Xavier Drive, Antioch, TN 37013.

Witness our hands this 19th day of AUGUST, 1998.

John F. Taylor

709

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named John F. Taylor the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of AUGUST, 1998.

NOTARY PUBLIC

My Commission Expires: May 8, 2000

****

047833

IDENTIF. ^ REFERENCE

98 AUG 21 PM 4:22

FEE $ 136.84 REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

From: John F. Taylor

To: Homesite Properties, LLC
A Tennessee Limited Liability Company

0598 08/21 0101 02CHECK 136.84

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11077 PAGE 473

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	34010-00
			CON TX	125-84
			PRFEE	1-00
			MDEED	8-00
			CFEE	2-00
			TOTAL	136-84
			CHECK	136-84
08/21/98	01	16:23	0001	0598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047833 J

IDENTIF. & REFERENCE

98 AUG 21 PM 4:22

No. 1336093