T1260
OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

047

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Robert Taylor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF December, 19 98

Kim LeDale
~~NOTARY PUBLIC~~ Deputy Register

My ~~Commission expires:~~

THIS INSTRUMENT PREPARED BY

Earl J. Porter, Jr.; 214 Third Avenue, North; Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert J. Taylor, Jr. et ux (NAME)	(SAME) (NAME)	96-13-138
901 Shauna Drive (ADDRESS)	(ADDRESS)	FB 3DZ-60578
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~We~~ I,

ROBERT H. PETTY, a single person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT J. TAYLOR, JR., and wife, DEBBIE TAYLOR

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 18 on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County. Said Lot No. 18 begins at a point on the easterly margin of Shauna Drive, the common front corner of Lots No. 18 and 20; thence with the line between said lots eastwardly 134.5 feet to a concrete monument; thence northwardly 120 feet to a point on the southerly margin of Allen Road; thence with said margin of said road westwardly 120 feet to a concrete monument at the beginning of a curve having a radius of 19.7 feet; thence around said curve southwardly 31.24 feet to a concrete monument on the easterly margin of Shauna Drive; thence with said margin of said drive southwardly 118.99 feet to the point of beginning.

Being the same property conveyed to Robert H. Petty, a single person, by deed of record in Book 8040, Page 735, Register's Office for said County.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement for sanitary sewers and storm drainage across Lot 19, filed of record in Book 5569, page 178; and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 83, said Register's Office, which shows an owner's certificate and an amendment to said Plat in Book 6038, page 351, said Register's Office, showing a change from a Reserved Parcel to Lot 19, and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 87, said Register's Office (Lot No. 18).

This is ~~unimproved~~ ( ) improved (XX) property, known as 901 Shauna Drive (House Number) (Street) Nashville, (City) TN (State) 37214 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1 day of October, 19 98.

Joanne G. Brown

Robert H. Petty
ROBERT H. PETTY, a single person

My Commission Expires APR. 4, 2001

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT H. PETTY, a single person

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 1 day of October, 19 98.

My Commission expires:

_____

My Commission Expires APR. 4, 2001

Tammy Bond
Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

052731.5
IDENTIF. & REFERENCE

98 DEC 18 PM 3:
ALL TAXES PAID
DAVIDSON COUNTY
MAIL ENV.

2739 2 18 0101 03CHECK 28.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

049

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAPIT 1000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

11260

12/18/98 01 15:27 0001 2739

05273.5

IDENTIF. # REFERENCE

98 DEC 18 PM 3:27

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402183