76224

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

SPECIAL WARRANTY DEED

Address New Owner(s) as follows: **FELIX TAYLOR and wife, MARGARET TAYLOR, 2708 Joplin Drive, Nashville, Tennessee 37210**

Name and Address of the person or entity responsible for payment of real property taxes: _____

Map and Parcel No. **119-11, Par. 157**, Field Book No. **6DA-34679.**

For and in consideration of the sum of **SIXTY SEVEN THOUSAND FIVE HUNDRED** ($**67,500.00**) **DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **RICHARD W. JENKINS and FRANK M. BESS, JR.**, Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE, deceased**, hereinafter referred to as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **FELIX TAYLOR and wife, MARGARET TAYLOR**, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as **2708 Joplin Drive, Nashville, Davidson County TN 37210.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **FELIX TAYLOR and wife, MARGARET TAYLOR,** their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto.**

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

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of December 1999.

RICHARD W. JENKINS

FRANK W. BESS, JR.

Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE, deceased**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RICHARD W. JENKINS and FRANK W. BESS, JR.**, Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE**, deceased, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument as Co-Administrators Cum Testamento Annexo of the Estate of **MARY GLADYS COLE A/K/A GLADYS S. COLE**, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 1999.

Notary Public

My commission expires 23 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**67,500.00**.

Affiant

Subscribed and sworn to before me
this ___ day of January 199___.

Notary Public

My commission expires 11/24/01

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

R1 Est. Illegible LSWD

EXHIBIT A

Improved Real property located at and known as **2708 Joplin Drive, Nashville, Davidson County, Tennessee 37211**
Map No. 119-11, Parcel No. 157.
Field Book No. 6DA-34679

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 is described as follows: BEGINNING at a point in the northeasterly corner of Lot No. 9, same being the common corner of Lots Nos. 8, 9, and 10 of said Subdivision; thence westerly along the common dividing line between Lot Nos. 9 and 10, 200.5 feet to a point; thence south 23° E. 65 feet to a point; thence south 66° 55' west 22 feet to a point in the easterly margin of the right-of-way of Interstate Highway 24, formerly Joplin Drive; thence southerly along the easterly margin of said Interstate Highway 66 feet to a point; thence easterly 240 feet along the northerly margin of Thompson Lane as widened, to a point; thence northerly 124.1 feet along the dividing line between lots Nos. 8 and 9 to the point of beginning, and also described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 11, 1964

Being the same property conveyed to Clifton H. Sanders by Deed from Frank Jarnigan and wife, Norma King Jarnigan, as shown of record in Book 4065, page 314, Register's Office for Davidson County, Tennessee.

The said Clifton H. Sanders died testate on 13 December 1995, without issue, leaving a Last Will and Testament which was admitted to probate in the Probate Court, Davidson County, Tennessee, Rule No. **97P-590**.

Being the same property devised to Gladys S. Cole, who was one and the same person as Mary Gladys Cole, under the Last Will and Testament of Clifton H. Sanders, deceased, as shown of record in Will Book **212**, page **714**, Probate Court, Davidson County, Tennessee.

Mary Gladys Cole a/k/a Gladys S. Cole died 21 September 1997.

The Last Will and Testament of Mary Gladys Cole a/k/a Gladys S. Cole was admitted to probate on 19 February 1998, in the Probate Court, Davidson County, Tennessee, Rule No. 97P-1664, as shown of record in Will Book 224, page 401.

Richard W. Jenkins and Frank M. Bess, Jr. were appointed Co-Administrators Cum Testamento Annexo of the Estate of Mary Gladys Cole, deceased, on 17 February 1998.

This real property is being sold pursuant to a Decree for Partition by Sale entered in the Estate of Mary Gladys Cole a/k/a Gladys Sanders Cole, deceased, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as shown of record in Minute Book 434, page 144, and by Order of Sale as shown of record in Minute Book 436, page 128, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

0535460
IDENTIF. ↑ REFERENCE
99 JAN 12 AM 8:41
A.A. JARNIGAN REGISTER
DAVIDSON COUNTY, TN.
Rl. Est. Ill.code-cyl
1333 01/12 0101 03CHECK 264.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11292 PAGE 977

RECEIVED OF _____

FOR _____

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

0535460

IDENTIF. # REFERENCE

99 JAN 12 AM 8:41

PAT HUGHES REGISTER
DAVIDSON COUNTY, TN.

CAMT	67500.00
CON TX	249.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	264.75
CHECK	264.75

01/12/99 01 08:41 0001 1333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410785