WARRANTY DEED

EGTR-99-60

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES 3/23/2002
(AFFIX SEAL)

TRACEY TRUMBHOUR NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kelley L. Taylor (NAME)	Franklin American Mortgage (NAME)	MAP 65-13
4913 Kilimanjaro Drive (ADDRESS)	214 Overlook Court, Sute 150 (ADDRESS)	PARCEL 88
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Dorothy R. Adams, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelley L. Taylor and Gayla M. Sasser, Both Married

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:

Being Lot No. 479 on the Plan of Section Five, Sherwood Forest, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dorothy R. Adams, unmarried by deed from Harold L. Cobb and wife, Peggy Cobb of record in Deed Book 9567, page 889, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4990, page 72, Register's Office for said County.

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

0545506
IDENTIFICATION REFERENCE

99 FEB -4 PM 3:1
[illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4913 Kilimanjaro Drive, Old Hickory, Tennessee 37138
(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 27th day of January 19 99

Dorothy R. Adams by Gayla M. Sasser
Dorothy R. Adams
Attorney in fact

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____day of _____, 19_____.

Commission expires _____ _____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of January, 1999, before me personally appeared Gayle A. Cline, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy R. (Ralston) Adams, and who acknowledged that she executed the same as the free act and deed of the said Dorothy R. (Ralston) Adams by virtue of that Power of Attorney, duly executed by the said Dorothy R. (Ralston) Adams and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 27th day of January, 1999.

My Commission Expires: 3/23/2003

Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE TRACE TRUMBHOUR

02/04 0101 03CHECK 288.50

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11328 PAGE 639

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	[illegible]
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONV
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0545506
IDENTIF. & REFERENCE

99FEB-4 PM 3:17
REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

02/04/99 01 15:16 0001 2085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421410