File Box 9-B
First Title & Escrow Co., Inc.
#16139

BOOK 11386 PG. 177

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK LEE TAYLOR	SOUTHEASTERN MORTGAGE OF TN	MAP 116-3-A
(NAME)	(NAME)	
4505 Harding Road #32-E	115 29th Avenue South	PARCEL 37.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37212	PB# 7DA70036
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CHARLES N. ROLFE, JR. AND JOSEPH CARLIN ROLFE AND JOHN MCKAIN ROLFE, HEIRS AT LAW OF JEAN WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK LEE TAYLOR, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 32E on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed and By-Laws of record in Book 4710, page 901, said Unit being located upon Lot No. 3 on the Plan of Royal Oaks of record in Plat Book 4300, page 201, said Register's Office.

Being the same property conveyed to Jean Ward by deed from Robert B. Peerman of record in Book 10536, page 284, said Register's Office.
Jean Ward having since died.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4710, page 901, amended in Book 4798, page 813; (3) Easements of record in Book 3958, page 152, Book 4668, page 986; and (4) All matters appearing on the Plan of record in Plat Book 4460, page 189, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 4505 Harding Road #32-E, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of March, 1999

CHARLES N. ROLFE, JR.

JOSEPH CARLIN ROLFE

JOHN MCKAIN ROLFE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. CHARLES N. ROLFE, JR., JSOEPH CARLIN ROLFE, AND JOHN MCKAIN ROLFE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of March, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

99 MAR 16 AM 10:20
WILL COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

056 1780

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 99

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHARLES N. ROLFE, JR.

JOSEPH CARLIN ROLFE AND
JOHN MCKAIN ROLFE
HEIRS AT LAW OF JEAN WARD

TO

MARK LEE TAYLOR, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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0561780

IDENTIF. ↑ REFERENCE

99MAR 16 AM 10:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	122700.00
CON TX	453.99
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	464.99
CHECK	464.99

03/16/99 01 10:19 0001 9312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438439