This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jeffrey S. Taylor
1032 Mires Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
SAME

BOOK 11417 PG. 733

99 APR -6 PM 2:04
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

057001 5

7571 04/06 0101 03CHECK 344.00

WARRANTY DEED

(Map Number 65-05-0; Parcel Number 6.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JAMES P. EDWARDS**, have bargained and sold and do hereby transfer and convey unto **JEFFREY S. TAYLOR** and wife, **JULIE M. TAYLOR**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 384 on the plan of Sherwood Forest, Section IV, as of record in Plat Book 4460, pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Dan F. Dunn and James P. Edwards by deed from Thayer W. Walker and Donna Joyce Walker, of record in Book 5841, page 360, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James P. Edwards by deed from Dan F. Dunn, also known as Danny F. Dunn, of record in Book 11300, page 221, and as corrected in Book 11417, page 731, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Subject property is not the usual place of residence of the Grantor.

This is improved property known as: **4869 Rainer Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HAND AND SIGNATURE on this the 31st day of March, 1999.

JAMES P. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James P. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 31st day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$90,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

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

BOOK 11417 PG. 735

057001 5

IDENTIF. A REFERENC

99 APR -6 PM 2:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

04/06/99 01 14:07 0001 7971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446992