STATE OF TENNESSEE 7962-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

X Eddie L Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 99.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Eddie L. Taylor	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS 161-05A16CO
(NAME) 716 Ashlawn Place	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11453 PG. 230

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, WE, Pauline E. Roberts, married and husband, James E. Bruce, Sr.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eddie L. Taylor, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. Unite No. A-16 on the Plan of Condominium site of Ashlawn of record in Plat Book 6607, page 596, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Pauline E. Roberts, unmarried by deed from Billie M. Everett and husband, James L. Everett, filed of record in Book 9569, page 871, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

James E. Bruce, Sr., husband of Pauline E. Roberts, joins in this conveyance to convey all right, title and interest, he may have in the above referenced property including but not limited to his marital rights.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-107 et. seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements, etc., rights and interest in favor of other unit owners; option, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 6607, page 596, said Register's Office.

This is improved property known as 716 Ashlawn Place, Nashville, Tennessee 37211

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 her hand this 26th day of April, 19 99.

Pauline E. Roberts
Pauline E. Roberts

James E Bruce Sr.
James E. Bruce, Sr.

7962-M

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Pauline E. Roberts, married and husband, James E. Bruce, Sr.

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of April, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0580150

IDENTIFICATION REFERENCE

99 APR 29 PM 12:49

HILL BOOMER REGISTER
DAVIDSON COUNTY, TN.

RECORDED 04/29/99 10:19

195.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0580150

IDENTIFICATION REFERENCE

99 APR 29 PM12:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	51000.00
CON TX	188.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	199.70
CHECK	199.70

04/29/99 01 12:52 0001 8828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478742