BOK 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me, this 5th day of January, 2000.

Darrell Taylor
Affiant

My Commission Expires:

My Commission Expires November 24, 2001

Jamie L. Taylor
Notary Public

Instr:200001060002050 Page: 1 OF 2
REC'D FOR REC 01/06/2000 3:05:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
15 CENTURY BOULEVARD
SUITE 101
NASHVILLE, TN 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
DARRELL TAYLOR, UNMARRIED 4408 TAYLOR ROAD NASHVILLE, TN 37211 MAP & PARCEL NO. 147-8-32	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VANESSA CLARICE BARBOUR, UNMARRIED,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

DARRELL TAYLOR, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being in the 5th Civil District of said County, and described according to a survey made by E. Davis, Surveyor, dated October 1, 1966, as follows:

BEGINNING at an iron pin in the east margin of Taylor Road, at the southwest corner of Chester H. Maxwell's property; thence east along Maxwell's south line, 169 feet to a post; thence south along a fence, 75 feet to the northeast corner of the property conveyed to Joe Henry Guthrie and wife, by deed of record in Book 4091, page 67; thence west with this north line 166.3 feet to the east margin of Taylor Road; thence north with said road, 75 feet to the point of beginning.

Being the same property conveyed to the Julia Cumby Barbee herein by Warranty Deed from Stella McKinley Taylor, dated July 12, 1968, and recorded April 23, 1968, in Book 4229, Page 351, of the Register's Office for Davidson County, Tennessee. The said Julia Cumby Barbee now being deceased and leaving said property to Vanessa Clarice Barbour, by Last Will and Testament Case No. 66962, dated July 12, 1968, and recorded March 15, 1979, in Book 126, Page 331, of the Chancery Court for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *4408 TAYLOR ROAD, NASHVILLE, TN 37211*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 5TH DAY OF JANUARY, 2000.

Vanessa Clarice Barbour
VANESSA CLARICE BARBOUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2000, before me personally appeared *VANESSA CLARICE BARBOUR*, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE

Witness my hand and official seal.

My Commission Expires: November 24, 2001

Notary Public

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WARRANTY DEED

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