PREPARED BY (AND RETURN TO):

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Instr:20000222001714 4 Page: 1 OF 3
REC'D FOR REC 02/22/2000 1:36:56PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $584.60

W & I Ref: (st) Title No: 41490
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Annie Dyer 426 Belle Pointe Drive Nashville, TN 37221	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142-10-B-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 158,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David K. Taylor and spouse, Debra Bass Taylor,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Annie Dyer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on thePlan of Revision of Lots 19-31, "Phase I", Belle Pointe of record in Plat Book 6900, page 770, Register's Office for said County.

SAID Lot No. 31 fronts 65 feet on the northeasterly margin of Belle Pointe Drive and extends back between parallel lines 100 feet to a dead line in the rear.

BEING the same property conveyed to David K. Taylor and wife, Debra Bass Taylor by deed from Barry Construction Co., a Tennessee Corporation of record in Book 7591, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) Taxes for the year 2000, which have been prorated and are the responisbility of named grantee. 2) The matters shown on the plan of record in book 6900,m page 770. 3) Covenants, conditions & restrictions in book 6689, page 772, Book 6702, page 409; Book 6774, page 774; Book 6862, page 292, Book 7409, page 224, Book 7851, page 215, and Book 9319, page 443, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Debra Bass Taylor by David K. Taylor as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 426 Belle Pointe Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2000.

David K. Taylor

Debra Bass Taylor, By: David K. Taylor, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of February, 2000, before me the undersigned authority, personally appeared **David K. Taylor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 158,000.00

Affiant

Sworn and subscribed before me on the 18th day of February, 2000

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David K. Taylor**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Debra Bass Taylor**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: David K. Taylor and Debra Bass Taylor

TO: Annie Dyer

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

David K. Taylor, Affiant

Sworn to and subscribed before me this

18th day of February, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000