PREPARED BY (AND RETURN TO):

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FILE BOX 45

W & I Ref: (sk) Title No: 41601
Dav. Co. File: Box 8

Instr:20000417003835 9 Page: 1 OF 3
REC'D FOR REC 04/17/2000 2:41:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $456.95

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Randall Taylor Amanda Hall Taylor 821 Harpeth Bend Drive Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 35H-B-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 123,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Turner (a/k/a Patricia K. Turner), married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Randall Taylor and spouse, Amanda Hall Taylor,** 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. 742 on the Plan of Harpeth Woods, Section 2, of record in Book 5200, page 280, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to Patricia Turner, unmarried by deed from Kay B. Leege Davis and husband, David A. Davis being recorded in Book 10252, page 422, and re-recorded in Book 10360, page 842, Register's Office for said County.

Peter George Turner, spouse of Patricia Turner, joins in this conveyance soley to conveya any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 280, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and 10 foot foot easement for public utility and drainage purposes along the rear line(s), and a 2.5 x 25 foot utility anchor easement located on the northeasterly corner of said lot; Restrictive covenants of record in Book 5884, page 840, said Register's Office.

This instrument is executed on behalf of Patricia K. Turner by George Turner 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. Patricia Turner and Patricia K. Turner are one in the same person.

This is improved property, known as: 821 Harpeth Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

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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 13th day of April, 2000.

Patricia K Turner
Patricia K. Turner, By: George Turner, Atty-In-Fact

Peter George Turner

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 123,500.00

Robert Randall Taylor
Affiant

Sworn and subscribed before me on the 13th day of April, 2000.

Patricia Nichols
Notary Public

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On April 13, 2000, personally appeared before me, a Notary Public in and for said County and State, the within named Peter George Turner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

Notary Public

My commission expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

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State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter George Turner, 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 **Patricia K. Turner**, 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 13th day of April, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAY 28, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Patricia K. Turner

TO: Robert Randall Taylor and Amanda Hall Taylor

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. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 Saieth not.

Peter George Turner, Affiant

Sworn to and subscribed before me this
13th day of April, 2000.

Notary Public

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003