X 50 B JW

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200004260041285 Page: 1 OF 2
REC'D FOR REC 04/26/2000 10:06:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $479.15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,500.00

X Margaret E. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah A. Taylor (NAME)	North American Mortgage Company (NAME)	118-9-A-1
3311 Lealand Lane #1 (ADDRESS)	3883 Airway Drive (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles E. McClendon, unmarried and John M. Lown and wife, Margaret E. Lown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah A. Taylor and Jocelyn C. Taylor, both 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:

CERTAIN real property in Davidson County, Tennessee and more particularly described as follows, to-wit:

BEING a certain condominium apartment in Davidson County, Tennessee, being Townhome No. 1 of Lot 3 on the Condominium Site Plan of Hawthorne Square, appearing as Exhibit "A" to the Master Deed of Hawthorne Square establishing a horizontal property regime, of record in Book 6341, page 640, Register's Office for Davidson County, Tennessee, which plan and Master Deed and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Charles S. McClendon and John M. Lown, as tenants in common, by deed from Monica E. Hobbs, unmarried, of record in Book 9528, page 329, Register's Office for Davidson County, Tennessee.

Margaret E. Lown, spouse of John M. Lown joins in this conveyance to relinquish any and all marital interest in the property.

unimproved ( )
This is improved (X) property, known as 3311 Lealand Lane #1, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 24th day of April, 2000 ~~19 00~~

Charles S. McClendon

Margaret E. Lown by Charles S. McClendon

John M. Lown by Charles S. McClendon

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 Charles E. McClendon, unmarried and John M. Lown and wife, Margaret E. Lown

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 24th day of April, 19 00 2000.

Commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Charles E. McClendon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of John M. Lown and wife, Margaret E. Lown as his/her Attorney-in-Fact, as the free act and deed of the within named John M. Lown and Margaret E. Lown.

WITNESS my hand and official seal at office this 6th day of April, 2000.

Notary Public

My Commission Expires: 5-14-03