THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9581A

34

MAP/GROUP/PARCEL: 051-11-0/028.00

NEW OWNER'S NAME AND ADDRESS:
JUANITA S. NICHOLSON
500 FREDA VILLA
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
NEW OWNER

Instr:200006070056895 Page: 1 OF 2
REC'D FOR REC 06/07/2000 11:54:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, JUANITA S. NICHOLSON, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Michael D. Taylor, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98 ON THE PLAN OF OAKLAND ACRES, SECTION 10, AS OF RECORD IN BOOK 2900, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 98 FRONTS 137 FEET ON THE NORTHERLY SIDE OF FREDA VILLA AND EXTENDS BACK 326.7 FEET ON THE EASTERLY LINE AND 234.9 FEET ON THE WESTERLY LINE TO A DEAD LINE WHICH IS A BROKEN LINE, MEASURING 194.6 FEET THEREON.

The subject property is improved property commonly known as 500 Freda Villa, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 6602, Page 1, Register's Office for DAVIDSON County, Tennessee.

V.W. Nicholson is now deceased and at the time of his death was the husband of Juanita S. Nicholson.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Juanita S. Nicholson
JUANITA S. NICHOLSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JUANITA S. NICHOLSON, a single woman, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $160000.00.

AFFIANT

Sworn to and subscribed before me, this 2nd day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.