Instr:200006120058471 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:24:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Todd Wayne Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2000

ROBERT L. SCRUGGS NOTARY DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Todd Wayne Taylor (NAME) | First Republic Mortgage (NAME) | MAP 141-15-B |
| 6829 River Ridge Drive (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | PARCEL 48 CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37203 (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, Edward C. Brynn and wife, Chris E. Hogan-Brynn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Wayne Taylor and wife, Lanie Taylor

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:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Rolling River Estates, Phase III, of record in Plat Book 5200, page 81, as amended by Surveyors Certificate of Correction of record in Book 6272, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward C. Brynn and spouse, Chris E. Hogan-Brynn by deed from Phillip R. Sesler and spouse, Christine A. Sesler, of record in Book 10432, page 985, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 81, amended in Book 6272, page 196, said Register's Office; (c) restrictive covenants of record in Book 4788, page 950, Book 4871, page 640, Book 5336, page 480, Book 4892, page 689, Book 8276, page 552 and Book 4892, page 679, said Register's Office; (d) Bylaws of record in Book 4892, page 679, said Register's Office; and (e) Charter of record in Book 4892, page 671 and Book 8276, page 552, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 6829 River Ridge Drive, Nashville, Tennessee 37221
(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 9th day of June, 2000

Edward C. Brynn

Chris E. Hogan-Brynn

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 Edward C. Brynn and wife, Chris E. Hogan-Brynn

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 23rd day of June, 2000.

Commission expires

Notary Public

Exp. 03/24/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the 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 .

My commission expires

Notary Public