PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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W & I Ref: (gj) Title No: 41756
Dav. Co. File: Box 8

Instr:200008030077190 Page: 1 OF 2
REC'D FOR REC 08/03/2000 1:15:08PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James L. Taylor 2403 Dennywood Drive Nashville, TN 37214	SAME

TAX MAP-PARCEL NUMBERS: 84-11-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice C. Taylor,** unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. 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. 164 on the Plan of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County.

SAID Lot No. 164 fronts 85 feet on the southwesterly margin of Dennywood Drive and extends back 130 feet on the northwesterly line and 220 feet on the southeasterly line to a dead line in the rear, measuring 120 feet thereon.

BEING the same property conveyed to James L. Taylor and wife, Janice C. Taylor by deed from Steve R. Smith and wife, Shirley Ann Smith of record in Book 5140, page 961, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 27 and 28, said Register's Office, which Plan shows a 60 foot minimum building setback line from Dennywood Drive and 10 foot easement for utility purposes along the rear line(s)

This is improved property, known as: 2403 Dennywood Drive, Nashville, TN 37214

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 on July 18th, 2000.

Janice C. Taylor
Janice C. Taylor

State of Tennessee
County of Davidson

On July 18th, 2000, before me the undersigned authority, personally appeared Janice C. 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.

Linda J. Payne
Notary Public

LINDA J. PAYNE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

State of Tennessee
County of _____

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Janice Kaye Taylor
Affiant

COVINGTON NOTARY PUBLIC

Sworn and subscribed before me on July 26, 2000.

Carole W. Covington
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: Mar. 2, 2003 BONDED THRU NOTARY PUBLIC UNDERWRITERS.