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

Davidson County DEEDWARR
Recvd: 09/27/00 10:16 2pgs
Fees:11.00 Taxes:229.40
20000927-0095584

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
2017 Harvington Drive Franklin, TN 37069	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 and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Taylor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto STEPHANIE CHRISTIAN AND VAN E. CHRISTIAN, HUSBAND AND WIFE, 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 Denneywood 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. The said James L. Taylor and Janice C. Taylor have since divorced. By Warranty Deed of Record in Instrument No. 200008030077190, the said Janice C. Taylor, unmarried conveyed subject property to James L. Taylor.

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 Denneywood Drive and 10 foot easement for utility purposes along the rear line(s)

This is improved property, known as: 2403 Denneywood 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 Aug 25 ,20 00 .

James L. Taylor

State of Alabama
County of Jefferson

On August 25 ,20 00 , before me the undersigned authority, personally appeared James L. 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.

Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Mar. 11 [illegible]

NOTARY PUBLIC ALABAMA STATE AT LARGE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 62,000

Affiant

Sworn and subscribed before me on 18th day of Sept. ,20 00

Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001