Davidson County DEEDWARR
Recvd: 12/04/00 15:13 2pgs
Fees:11.00 Taxes:482.85

20001204-0118996

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP39472** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 130,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **1st DAY OF DECEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 5-14-2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD F. TAYLOR and wife, **SIGRID A. TAYLOR** **2120 Ransom Place** **Nashville, Tennessee 37217**	**S A M E**	**135-14-B-56** **2DX 9061**

FOR AND IN 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 **I, SHARON D. FANN, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD F. TAYLOR and wife, SIGRID A. 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. 55 on the Plan of Ransom Place Section Two, Phase Two of record in Book 7900, Page 526, Register's Office for said County.

Said Lot No. 55, which is a corner lot, fronts 56.77 feet on the Broken Northwesterly margin of Ransom Place and fronts 80.00 feet on the Northeasterly margin of Elderberry Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.00 feet on the Northwesterly line and 104.86 feet on the Northeasterly line, to a point of intersection.

Being the same property conveyed to Sharon D. Fann by deed from Tommie Morton-Young, unmarried, of record in Instr: 20000404-0033508, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **2120 Ransom Place, Nashville, Tennessee 37217**
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 MY HAND THIS 1st DAY OF DECEMBER, 2000.

SHARON D. FANN

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 SHARON D. FANN, UNMARRIED , the bargainor, 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 the 1ST DAY OF DECEMBER, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002