Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

Subscribed and sworn to before me, this 15 day of December 2000.

Notary Public
My commission expires: 04/20/03

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 12/21/00 09:45 2pgs
Fees:11.00 Taxes:391.83
20001221-0125020

Address of New Owner:	Send Tax Bills to:	Tax Information
David Sirmans	Jefferson Heritage Mortgage Co	85.13/22.00
2606 Crestwood Drive	3100 West End Avenue, Suite 530	
Nashville TN 37214	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Julia Taylor hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Sirmans and wife Terasa Sirmans hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 15 on the map of a resubdivision of Cliffdale Subdivision, of record in Book 974, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is nereby made for a more complete and accurate description.

Being the same property conveyed to John D. Taylor, and wife, Julia N. Taylor by deed from B.W. Oakley, and wife, Nola Jane Oakley of record in Book 2547, Page 157, Register's Office for Davidson County, Tennessee. *

This conveyance is made subject to the following: 1) 2001 taxes a lien which are not yet due and payable. 2) All matters appearing on Plat of record in Book 974, Page 49, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2606 Crestwood Drive, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

* The said John D. Taylor was deceased on or about December 13, 1997.

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 15th day of December, 2000.

Julia Taylor

Julia Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Taylor, 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 Brentwood, Tennessee, this 15th day of December, 2000.

Notary Public

My Commission expires: 04/20/03

