Davidson County DEEDWARR
Recvd: 02/05/01 10:17 2pgs
Fees:11.00 Taxes:572.39
20010205-0010841

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WARRANTY DEED

This Indenture made this **29th** day of **January, 2001** between **Donald W. Noes and wife, Vickie L. Noes,** , GRANTOR, and **James Taylor, married** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 510 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6, amended in Book 7900, page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Noes and wife, Vickie L. Noes by Warranty deed from David D. Spaulding and wife, Pamela P. Spaulding of record in Book 9656, page 63, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 7900, page 6, and Plat Book 7900, page 495, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8885, page 517 and Book 8069, page 170, Register's Office for Davidson County, Tennessee.

Subject to Charter and By-laws of record in Book 8071, page 520, and Book 8071, page 531, Register's Office for Davidson County, Tennessee.

Subject to an easement for storm water detention of record in Book 8896, page 291, Register's Office for Davidson County, Tennessee.

Subject to easement for sewers and water mains of record in Book 8377, page 769, and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 701 Winter Court, Nashville, Tennessee 37211.

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; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **January, 2001.**

Donald W. Noes

Donald W. Noes

Vickie L. Noes

Vickie L. Noes

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Noes and Vickie L. Noes, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 29th day of January, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $154700

Affiant

Subscribed and sworn before me this 29th day of January, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
James Taylor
701 Winter Court
Nashville, Tennessee 37211

Send Tax Bills to:
TransLand Financial Services, Inc.
2700 Westhall Lane, Suite 210
Maitland, Florida 32751

Map & Parcel Number:

Map 172-12-B Parcel 248