PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42164
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/02/01 09:56 2pgs
Fees:11.00 Taxes:2941.50
20010302-0019622

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert K. Taylor Rebecca J.Taylor 3713 Richland Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-9-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 795,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven R. Abram and spouse, Jody K. Abram,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert K. Taylor and spouse, Rebecca J. 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 the westerly half of Lot No. 28, in Block No. 7, on the Plan of the Richland Realty Company's First Subdivision, Division A, a plan of which is of record at Book 161, page 151, Register's Office for said County and described as follows:

SAID westerly half of said Lot No. 28 fronts 50 feet on the southerly side of Richland Avenue and extends back between parallel lines, parallel with and 350 feet west of the westerly margin of Craighead Street, a distance of 200 feet to the northerly line of Lot No. 27.

BEING the same property conveyed to Seven R. Abram and spouse, Jody K. Abram by deed from Robert L. Chalfant and spouse, Karen C. Chalfant of record in Book 9373, page 219, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; easement for sewer crossing the propety approximately 30 feet from the rear lot line, Project 293-A, 1930, but not of record.

This is improved property, known as: 3713 Richland Avenue, Nashville, TN 37205

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 this 27th & 28th day of February, 2001.

Steven R. Abram **Jody K. Abram**

State of Tennessee
County of Davidson

On this 27th day of February, 2001, before me the undersigned authority, personally appeared **Steven R. Abram** , 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

On this 28th day of February, 2001, before me the undersigned authority, personally appeared **Jody K. Abram**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 795,000.00

Affiant

Sworn and subscribed before me on the 28th day of February, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004