FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/01 14:12 2pgs
Fees:11.00 Taxes:473.60

20010419-0038951

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Vern Gosdin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 20 01

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vern Gosdin	NEW OWNER	MAP 062-02-0
(NAME)	(NAME)	
2526 Pennington Bend Rd.		PARCEL 82
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, BFT Investments Limited Partnership, a Kentucky limited partnership and Eric W. Taylor, tenant in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vern Gosdin, unmarried

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:

BEING Lot No. 3, on the Plan of Taylorcraft Subdivision, of record in Book 8250, Page 974, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

INCLUDED, BUT SPECIFICALLY EXCLUDED from this conveyance is that portion of the Property subject to condemnation proceedings by the State of Tennessee, Department of Transportation, generally described as the southern 0.64 acres of the Property. Grantor shall be entitled to all proceeds resulting from such condemnation proceedings and Grantee hereby assigns to Grantor all such proceeds. Upon the State's acquisition of the property excluded from this conveyance, this deed shall be reformed by the Grantor and Grantee to reflect the actual description of the property conveyed. Grantee agrees to sign such further documents as may be necessary or requested by Grantor or the State of Tennessee to carry out the foregoing agreement.

Being part of the same property conveyed to B.F. Taylor, as a 60% tenant in common and Eric W. Taylor, as a 40% tenant in common, by deed from Jesse Wallace Fox and Carolyn Fox, of record in Book 11199, Page 50, said Register's Office. See also General Warranty Deed from B. F. Taylor to BFT Investments Limited Partnership of record in Instrument 200006270063667, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2526 Pennington Bend Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 11th day of April, 20 01

BFT Investments Ltd. Partnership

By: Eric W. Taylor, Partner

Eric W. Taylor, Individually

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, Linda Ridgway, a Notary Public in and for said County and State, the within named Eric W. Taylor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Louisville, KY 3:30 p.m., ~~Tennessee~~, this 11th day of April 20 01.

Commission expires August 31, 2004

Linda Ridgway
Notary Public

LINDA RIDGWAY NOTARY PUBLIC STATE AT LARGE, KENTUCKY

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric W. Taylor and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the BFT Investments Ltd. Partnership the within named bargainor, ~~a corporation~~, and that he as such Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation by~~ the said Eric W. Taylor as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Louisville, Kentucky on this 11th day of April 20 01.

My commission expires August 31, 2004

Linda Ridgway
Notary Public

LINDA RIDGWAY NOTARY PUBLIC STATE AT LARGE, KENTUCKY

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 974, said Register's Office.