WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,800.00 Edward L. Taylor Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2001. Mary Frances Rudy Notary Public
N-WADDELL-01-1241	MY COMMISSION EXPIRES: 9-28-2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Taylor	Franklin American Mortgage	
2808 Batavia Street	(NAME) 501 Corporate Centre Drive, Suite 400	92-6-187
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we B & W MANAGEMENT SERVICES, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD TAYLOR, hereinafter called the Grantees, their heirs and assigns, that 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. 4 on the map of Adam Young's plan of lots of record in Book 57, page 81, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 ft. on the north side of Bativia Avenue and runs back between parallel lines 177 ft. to an alley.

BEING the same property conveyed to B & W Management Services, LLC by Deed in Instrument No. 20001027-0106623, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2808 Batavia Street, Nashville, Tennessee 37209
(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 my/our hand(s) this 30th day of April, 2001.

B & W Management Services, LLC

Davidson County DEEDWARR
Recvd: 05/08/01 13:07 2pgs
Fees:11.00 Taxes:328.93

20010508-0047446

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named B & W Management Services, LLC , 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cathy Liebaugh, a Notary Public within and for said County and State aforesaid, personally appeared Samuel Johnson, III and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the B&W Management Services, LLC the within named bargainor, and corporation, and that he as such President 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 Samuel Johnson, III as such President.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of April, 2001.

My Commission Expires 7/23/2003

Notary Public

CATHY LIEBAUGH NOTARY PUBLIC STATE OF TENNESSEE LARGE

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138