Davidson County DEEDWARR
Recvd: 07/17/01 15:24 3pgs
Fees:18.00 Taxes:79.55
20010717-0075825

GENERAL WARRANTY DEED

THIS INDENTURE, made this the 1st day of ~~August,~~ JULY 2000, between ERIC W. TAYLOR, Party of the First Part, and BFT INVESTMENTS LIMITED PARTNERSHIP, a Kentucky limited partnership, Party of the Second Part.

Address of New Owner:	BFT Investments Limited Partnership 4321 Barbour Lane Louisville, KY 40222
Send Tax Bills To:	Same as above
Map and Parcel Number:	Map: 62 Parcel: 9

WITNESSETH: that said Party of the First Part, for nominal consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the Party of the Second Part his undivided forty (40%) percent interest in and to the following described premises situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Taylorcraft Subdivision of record in Book 8250, Page 974, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Party of the First Part by Deed dated November 9, 1998 and recorded on November 10, 1998, in Deed Book 11199, Page 50, in the Office of the Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE is made subject to the following:

1) Taxes for 2000, a lien due and payable.

2) Matters shown on the Plat of record in Book 8250, Page 974, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD unto Party of the Second Part aforesaid and his successors in office with full power to sell, convey, exchange, lease, or mortgage all or any part of the above-described real property upon such terms of cash or credit as he deems proper, and application of the proceeds therefrom.

And said Party of the First Part, for himself and his heirs and assigns, does hereby covenant with said Party of the Second Part and its heirs and assigns that he is lawfully seized of an undivided forty (40%) percent interest, as a tenant in common, in and to the premises above conveyed and has full power, authority, and right to convey the same, and that said premises are free from all encumbrances (except for those identified herein) and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the Party of the First Part hereunder sets his hand and seal the day and year first above written.

ERIC W. TAYLOR

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared ERIC W. TAYLOR, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, in Jefferson County, Kentucky, this the 1ST day of ~~August~~ JULY, 2000.

Judy Bennett
Notary Public

My commission expires: 1/30/03

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $21,500.00.

Affiant:

B. F. TAYLOR, General Partner

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared B. F. TAYLOR, as General Partner of BFT INVESTMENTS LIMITED PARTNERSHIP, a Kentucky limited partnership, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainee, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

Witness my hand and official seal at office, in Jefferson County, Kentucky, this the 15th day of July, 2000.

Judy Bennett
Notary Public

My commission expires: 1/30/02

TITLE NOT CERTIFIED

No title examination requested
and none undertaken.

This instrument prepared by:

Anthony L. Schnell

Anthony L. Schnell, Esq.
Ogden Newell & Welch PLLC
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