This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Gary Taylor and wife, Mykalynne Taylor 7028 Calderwood Drive Antioch, TN 37013	GMAC Mortgage Corp. 100 Witmer Road Horsham, PA 19004	181-03-0-A-135.00CO

Davidson County DEEDWARR
Recvd: 08/03/01 15:01 2pgs
Fees:13.00 Taxes:675.25

20010803-0083141

WARRANTY DEED

For and in 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, **Patrick W. Graney and Melissa A. Graney, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Gary Taylor and Mykalynne Taylor, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 135 on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, page 15, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING the same property conveyed to Patrick W. Graney and wife, Melissa A. Graney by deed from Eugene A. Collins, unmarried, of record in Book 11730, page 147, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants in Book 10752, page 553, Book 11708, page 575, Instrument No. 200007270074152, all Register's Office for Davidson County, TN.
3. All matters of record in Plat Book 11700, page 15, Register's Office for Davidson County, TN.
4. Charter of Homeowners Association in Book 11031, page 79, Register's Office for Davidson County, TN.
5. By-Laws of Homeowners Association in Book 11033, page 509, Register's Office for Davidson County, TN.
6. Easements in Book 10729, page 380, and Book 6549, page 403, Register's Office for Davidson County, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

7028 Calderwood Drive, Antioch, TN 37013.

WITNESS OUR HANDS THIS 30th DAY OF JULY, 2001 IN Smyrna, TENNESSEE.

PATRICK W. GRANEY

MELISSA A. GRANEY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary for said State and County, **Patrick W. Graney and wife, Melissa A. Graney,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of July, 2001.

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $182,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of July, 2001, in Smyrna, Tennessee.

Notary Public

My Commission Expires: 9-15-01