THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 10th day of August, 2001

Notary Public

My Commission Expires: 9/29/01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICIA A. RICHARDS 1213 Howard Avenue Nashville, Tennessee 37216	Patricia A. Richards 1211 Howard Avenue Nashville, TN 37216	Map 72-3 Parcel 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND AND NO/100---------- ($ 20,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , STEPHEN CHARLES TAYLOR, married hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PATRICIA A. RICHARDS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 162 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 162 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property title being vested in Stephen Charles Taylor by a Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, File No. 96-670-III, and of record in Book 10613, page 484, Register's Office for Davidson County, Tennessee.

MARY BETH TAYLOR, spouse of Stephen Charles Taylor, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

Davidson County DEEDWARR
Recvd: 08/20/01 13:50 2pgs
Fees:13.00 Taxes:74.00

20010820-0089629

This is improved property known as 1213 Howard Avenue, Nashville, Tennessee 37216

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of August, 2001.

STEPHEN CHARLES TAYLOR

MARY BETH TAYLOR

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN CHARLES TAYLOR and MARY BETH TAYLOR, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public