INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: ZENIS R. CHILDRESS
SEND TAX STATEMENTS TO SAME 1723 SEIFRIED STREET
MAP/PARCEL 081-06-0/431.00 NASHVILLE, TN 37208

Davidson County DEEDWARR
Recvd: 10/19/01 15:15 4pgs
Fees:23.00 Taxes:99.90

20011019-0114480

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JEAN TAYLOR MEEKS, ADMINISTRATRIX OF THE ESTATE OF JOSEPH FRANKLIN TAYLOR, with authority to sell per Order of the Seventh Circuit Court of Davidson County, Probate Division, Case Number 00P-1769, attached hereto as Exhibit A, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto the said ZENIS R. CHILDRESS, GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING LOT NUMBER FIFTY-FOUR (54) on the plan of George Shield's Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for said county.

SAID LOT NO. 54 fronts 50 feet on the southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

AND BEING the same property conveyed to Joe F. Taylor by deed dated May 7, 1998, from Larry Hale of record at Book 10924, page 710, Register's Office for Davidson County, Tennessee. Joe F. Taylor died on September 12, 2000, and Jean Taylor Meeks was named Administratrix of his estate through the Probate Court for Davidson County, Tennessee, Case Number 00P-1769.

JOSEPH FRANKLIN TAYLOR and Joe F. Taylor are one and the same person.

THIS DEED is prepared from information of prior deed furnished by Grantor.

THIS IS improved property commonly known as 1723 Seifried Street, Nashville, Tennessee 37208.

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my

heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 HAND, this the 17th day of Oct., 2001.

Jean K. Meeks, Adm.
JEAN TAYLOR MEEKS, Administratrix of
the Estate of Joseph Franklin Taylor

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, JEAN TAYLOR MEEKS, Administratrix of the Estate of Joseph Franklin Taylor, with whom I with whom I am personally acquainted (or proved to me on 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 Ashland City, Tennessee, this the 17th day of October, 2001.

MY COMMISSION EXPIRES:
May 8, 2002

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $27,000.00.

Jenis Childress
AFFIANT

Sworn to and subscribed before me, this the 17th day of October, 2001.

MY COMMISSION EXPIRES:
May 8, 2002

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit A
Pg 1 of 2

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2001 SEP 27 AM 11:17

RICHARD R. ROOKER, CLERK

D.C.

IN THE MATTER OF:	
	NO. 00P-1769
THE ESTATE OF	"Notice of Entry Required"
JOE FRANKLIN TAYLOR	
Deceased	

ORDER

The above styled case came on to be heard on the 21st day of September, 2001, before the Honorable Frank G. Clement Jr., Judge of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, upon Motion of the Administraitrix Jean Taylor Meeks for Court Approval for Sale of Real Estate. The beneficiaries having approved the sale of the real property at the sales price of $27,000, the Court finds the motion is well-taken and approves the contract of sale. The Court further finds that the net proceeds of said sale should be held by the clerk of this Court until resolution is made of the pending claim filed against this estate.

It is, therefore, ORDERED that the Court approves the contract for sale of the real property located at 1723 Siefried Street, Nashville, Tennessee 37206 at the sales price of Twenty-Seven Thousand ($27,000) Dollars.

It is further ORDERED that the closing attorney or escrow agent shall pay into the coffers of the Circuit Court Clerk, Probate Division, the net proceeds from the sale of said real estate.

It is ORDERED that Richard R. Rooker, the Clerk of the Circuit Court, Probate Division shall hold on deposit the net proceeds from the sale of said real property in a short-term, interest-bearing account until further Order of this Court.

The Court reserves the issues of the reimbursement of funds to the Administratrix and for resolution of the claim filed against the estate.

RECEIVED
SEP 28 2001

Exhibit A
Pg 2 of 2

ENTER this 27 day of Sept, 2001.

FRANK G. CLEMENT JR., JUDGE

APPROVED FOR ENTRY

MARY ANN REESE, #7190
BAYDOUN & REESE, P.A.
First Union Tower, Suite 2120
150 Fourth Avenue, North
Nashville, TN 37219-2425
(615) 256-7788

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has this date been forwarded by first class mail, postage prepaid, to Joe F. Taylor, Jr., 435 East 100 South, Apt.# 25, Salt Lake City, UT 34111; Mary Nanney, c/o Patsey Beale, 104 Crestview, Martin, TN 38237; and Velma Jolly, 515 Church Street, Union City, TN 38261, this 21st day of September 2001.

MARY ANN REESE

cc: Jean Taylor Meeks, Administratrix