Davidson County DEEDWARR
Recvd: 11/29/01 10:17 1pgs
Fees:13.00 Taxes:499.50
20011129-0130569

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville TN 37201

FILE NO: 20010479

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Connie T. Taylor	(NAME) ✓Wells Fargo Home Mortgage	Map 149-10, Parcel 87
(STREET ADDRESS) 1516 Brass Oak Trace	(STREET ADDRESS) 7485 New Horizon Way	
(CITY) Antioch (STATE) Tennessee (ZIP) 37013	(CITY) Frederick, MD 21703 (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GARY ROZIER and wife, THERESA ROZIER,** have this day bargained and sold, and do hereby transfer and convey unto the said **CONNIE T. TAYLOR, unmarried,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hunters Run, Section Two, of record in Plat Book 9700, page 399, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Gary Rozier and wife, Theresa Rozier, by deed of record in Instrument #20001120-0114307, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $135,000.00.

Subscribed and sworn to before me this the 9th day of November, 2001.

Gail Marshall
Affiant

My commission expires: 9/28/02
(Affix Seal)

Notary Public

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This is improved property, known as 1516 Brass Oak Trace, Antioch County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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 our hand this 9th day of November, 2001.

Gary Rozier

Theresa Rozier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY ROZIER and wife, THERESA ROZIER,** the within named 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 at Nashville, Tennessee, this 9th day of November, 2001.

Notary Public
My Commission Expires: 10-14-02

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 9700, page 399, Register's Office, Davidson County, TN.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10482, page 793, Register's Office, Davidson County, Tennessee.
4. Subject to Storm Water Detention Agreement of record in Book 9836, page 624, Register's Office, Davidson Co, TN.