Davidson County DEEDWARR
Recvd: 02/27/02 15:36 2pgs
Fees:13.00 Taxes:234.21
20020227-0025211

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:
Joyce Wright
3321 Olsen Lane
Nashville, TN 37218

SEND TAX BILLS TO:
Joyce B. Wright
P.O. Box 292
Cookeville, TN.
38503

MAP/PARCEL NOS:
80-03-52

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of James A. Taylor** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 01P-221, unto the Grantee, **Joyce Wright, married**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James A. Taylor**, deceased, described as follows:

Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Bordeaux Hills, Section 8, as of record in Plat Book 4175, Page 113, of the Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

Said Lot No. 495 fronts 55.0 feet on the southwesterly side of Olsen Land and extends back 125.8 feet on the northwesterly line and 127.54 feet on the southeasterly line, to a dead line in the rear, measuring 55.07 feet thereon.

Being the same property conveyed to James Adolphus Taylor and wife, Willie Mae Taylor by Warranty Deed from Jack Williams and wife, Frances E. Williams dated September 23, 1971 and recorded on October 1, 1971 in Deed Book 4541, Page 507, Register's Office for Davidson County, Tennessee. Said Willie Mae Taylor having predeceased James Adolphus Taylor.

This is improved property known as 3321 Olsen Lane, Nashville, TN 37218

Said Property is conveyed subject to restrictions and easements of record including those listed in Book 4397, page 742, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of James A. Taylor its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of February 2002.

Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February 2002, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of James A. Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of James A. Taylor, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 15th day of February 2002.

My commission expires: 9/28/02

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Sworn and subscribed before me, this
The actual consideration for this transfer dated the 15th day of February 2002 is
$63,300.00

Peggy D. Mathes Adm
AFFIANT

NOTARY PUBLIC
9/28/02

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.