WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 15:06 3pgs
Fees:18.00 Taxes:38.85

20020401-0039342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Janeth Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Mary Bainbridge
Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JanethHarper (NAME)	SAME (NAME)	MAP 083-02
2311 Alpine Avenue (ADDRESS)	(ADDRESS)	PARCEL 093
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James Wayne Taylor and Brenda Jane Brown and Jerry Lynn Taylor and Rodger Dale Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janeth Harper and Maria Runnels

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, April 17, 1946, as follows:

BEGINNING at a point in the northerly margin of Sharpe Avenue, 424 feet east of the easterly margin of 14th Street, at the corner of Lots. Nos. 1 and 8 shown on said survey; thence north along the line between said lots 80 feet to the south line of Lot No. 2; thence along the south line of Lots Nos. 2 and 3, east 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said Lots Nos. 7 and 8, southwardly 80 1/3 feet to the north margin of Sharpe Avenue; thence with the margin of the same, easterly 75 feet to the beginning.

BEING the same property conveyed to Lucille Helen McCullough Taylor by Quitclaim Deed from Willie C. Taylor of record in Book 4916, page 627, Register's Office for Davidson County, TN. The said Lucille Helen McCullough Taylor having died December 9, 2001, a resident of Cheatham County, Tennessee. Said property was devised to James Wayne Taylor, Rodger Dale Taylor, Jerry Lynn Taylor and Brenda Jane Taylor pursuant to the Last Will and Testament of Helen Lucille Dickerson of record in Will Book 6, Page 633, in the Chancery Court for Cheatham County, Tennessee. The said Lucille Helen McCullough Taylor, Helen Lucille Dickerson and Helen McCullough Taylor Dickerson is one and the same person.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1413 Sharpe Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEES that we are 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 we do 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.

Witness our hand & this 21st day of March 2002

James Wayne Taylor
By: James Wayne Taylor POA, Brenda Jane Brown
Brenda Jane Brown, Attorney-in-fact

Jerry Lynn Taylor

Brenda Jane Brown

Rodger Dale Taylor

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 BRENDA JANE BROWN, JERRY LYNN TAYLOR, & RODGER DALE TAYLOR the bargainor s, 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 Goodlettsville, Tennessee, this 21st day of March, 2002.

My Commission Expires: 10/25/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRENDA JANE BROWN to me known to be the person who executed the foregoing instrument in behalf of JAMES WAYNE TAYLOR, and acknowledged that she executed the same as the free act and deed of the said JAMES WAYNE TAYLOR.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of March, 2002.

My Commission Expires: 10-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____

Notary Public

My Commission Expires:_____

LEGAL DESCRIPTION CONTINUATION

Brenda Jane Brown executes this instrument as Attorney-in-Fact on behalf of James Wayne Taylor pursuant to Specific Power-of-Attorney of record in Book X, Page ____, Register's Office for ~~Cheatham~~ Davidson County, Tennessee.

20020401-0039341

Brenda Jane Brown and Brenda Jane Taylor, being one and the same person.