Prepared by and after Recording Return To:
Title Enterprises, LLC
214 Centerview Drive, Suite 225
Brentwood, TN 37027
File # 2-020257

Davidson County DEEDWARR
Recvd: 04/08/02 11:16 3pgs
Fees:18.00 Taxes:536.50
20020408-0042402

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aubrey Taylor (now deceased) and wife, Georgia Lyle Taylor,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Sarah S. Flynn** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 5 day of April, 2002.

Georgia Lyle Taylor
Georgia Lyle Taylor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Georgia Lyle Taylor,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 5th day of April, 2002.

Notary Public

My Commission Expires: 6-21-03

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$ 145,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of April, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MAP AND PARCEL NUMBERS: 104-01-184.00

ADDRESS NEW OWNER:
Sarah S. Flynn
128 40th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 34 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines, with the northerly margin of Nebraska, formerly Grand Avenue 160 feet to an alley.

Being the same property conveyed to Aubrey Taylor and wife, Georgia Lyle Taylor from Howard Stillwaugh and wife, Pearl Stillwaugh by Warranty Deed dated October 30, 1963 and recorded October 31, 1963 in Book 3645, page 131, Register's Office for Davidson County.

This conveyance is subject to Easement of record in Book 3816, page 130 and all matters of record on plat in Plat Book 421, page 109, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).