THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18888	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $74,000.00 Janice R. Lewis Affiant Subscribed and sworn to before me, this 10th day of April, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JANICE R. LEWIS	1ST TRUST BANK FOR SAVINGS	MAP 108-8-E
1409 Quail Run Road	P.O. BOX 17257	PARCEL 3.00 CO
Nashville, Tennessee 37214	Memphis, Tennessee 38187-025	FB# 3D86554

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEANNE M. ZANUSSI TAYLOR AND HUSBAND, TIMOTHY J. TAYLOR, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JANICE R. LEWIS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1409 Quail Run Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2002.

Davidson County DEEDWARR
Recvd: 04/16/02 11:47 2pgs
Fees:13.00 Taxes:273.80
20020416-0046972

Jeanne M. Zanussi Taylor
JEANNE M. ZANUSSI TAYLOR

Timothy J. Taylor
TIMOTHY J. TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE M. ZANUSSI TAYLOR AND TIMOTHY J. TAYLOR, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2002.

My Commission Expires:_____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 3, Lot 67 on the Plan of Phase 6 Section Three Quail Valley of record in Plat Book 5800, pages 127 and 128, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Quail Valley Phase VI Condominiums, a horizontal property regime established by Master Deed of record in Book 5970, page 828, amended in Book 6081, page 130, said Register's Office.

Being the same property conveyed to Jeanne M. Zanussi, an unmarried person by deed from Albert F. Levingston and wife, Dianna L. Levingston of record in Book 10152, page 374, said Register's Office. Jeanne M. Zanussi has since conveyed her interest in said property to Jeanne M. Zanussi Taylor and Timothy J. Taylor, husband and wife by quitclaim deed of record in Book 11380, page 710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5931, page 506 Book 5970, page 828, Book 6081, page 130; (3) Dedication of record in Book 6002, page 537; (4) Charter of record in Book 6371, page 105, Book 7872, page 35; and (5) All matters appearing on the Plan of record in Plat Book 5800, pages 127 and 128, said Register's Office.