Davidson County DEEDWARR
Recvd: 05/23/02 15:40 2pgs
Fees:13.00 Taxes:1757.50
20020523-0063200

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Dwain Taylor **Affiant** Subscribed and sworn to before me, this 21st day of May, 2002. Notary Public My Commission Expires: 3/29/03

Address New Owner As Follows:
Dwain Taylor and Mary Taylor
PO Box 148
Murray, Ky 42071

Send Tax Bills To:
Same

Map-Parcel Number:
Map 117-2 G
Parcel 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, one and the same person as Robert G. Haley, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DWAIN TAYLOR AND WIFE, MARY TAYLOR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of Hillsboro Highlands Condos, of record as Instrument No. 20020514-0059197, and according to the Master Deed establishing a Horizontal Property Regime for Hillsboro Highlands Condos of record as Instrument No. 20020318-0033405, Register's Office for Davidson County, Tennessee, subject to all terms and conditions of said Master Deed and By-Laws, and also subject to the terms and conditions of the Declaration Establishing a Planned Unit Development for Hillsboro Highlands and By-Laws, of record as Instrument No. 20020318-0033404, and as re-recorded as Instrument No. 20020523-0063199, Register's Office for said County, together with all rights in and to common elements and private elements established therein.

Being part of the same property conveyed to Bob Haley by deed from William Brown Crowder and wife, Lassie M. Crowder, of record as Instrument No. 20011001-0105854, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantor.

2. All matters as shown on the Plan of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record as Instrument No. 20020514-0059197, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants retained in deed from William Brown Crowder and wife, Lassie M. Crowder to Bob Haley, dated September 28, 2002, of record as Instrument No. 20011001-0105854, Register's Office for Davidson County, Tennessee.

5. Declaration Establishing a Planned Unit Development for Hillsboro Highlands of record as Instrument No. 20020318-0033404, Register's Office for said County.

6. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Hillsboro Highlands Condos, of record as Instrument No. 20020318-0033405, Register's Office for said County.

This is improved property known as 2836 Wellesley Trace, Nashville, TN 37215.

The subject property is not the usual place of residence of the Grantor or his spouse.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of May, 2002.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May, 2002.

Notary Public

My Commission Expires: 3/29/03

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