return to:
Taylor Title
51 Century Blvd Ste 130
Nashville, TN 37214
File 1195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Subscribed and sworn to before me, this 17th day of June, 2002.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Affiant

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
DEIRDRE SANDERS, unmarried 4116 AMES DRIVE NASHVILLE, TN 37218 MAP & PARCEL NO. 059-06-0/018.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DORETHIA J. TAYLOR n/k/a DORETHIA J. MERIDETH and husband, REUBEN O. MERIDETH,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

DEIRDRE SANDERS, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, page 139, Register's Office for said County. Said Lot fronts 65 feet on the Northeasterly side of Ames Drive
and extends back 176.9 feet on the Southeasterly line and 177.9 feet on the Northwesterly line to a dead line, which is a broken line and measures 87.02 feet thereon.

Being the same property conveyed to Dorethia J. Taylor and husband, Charles Taylor, by Quitclaim Deed from Dorethia J. Taylor (formerly Dorethia J. Gardner), dated October 21, 1991, and filed of record on October 21, 1991, in Book 8467, page 856, Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 5799, page 118 and Book 5178, page 377. The said Charles Taylor now being deceased and Dorethia J. Taylor having since married Reuben O. Merideth.

Davidson County DEEDWARR
Recvd: 07/01/02 15:06 2pgs
Fees:13.00 Taxes:381.10
20020701-0078936

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 4175, PAGE 139; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 4435, PAGE 92; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 4116 AMES DRIVE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 17TH DAY OF JUNE, 2002.

Dorethia J. Taylor
Dorethia J. Merideth

DORETHIA J. TAYLOR n/k/a
DORETHIA J. MERIDETH

Reuben O. Merideth

REUBEN O. MERIDETH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2002, before me personally appeared Dorethia J. Taylor n/k/a Dorethia J. Merideth and husband, Reuben O. Merideth, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

Jamie L. Taylor
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

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WARRANTY DEED

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