STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/08/02 11:54 2pgs
Fees:13.00 Taxes:277.50
20020708-0081754

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brenda Suggs
809 West Greenwood
Nashville, Tennessee 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
71-16-331

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herschel Taylor and wife, Margaret Louise Taylor** hereinafter referred to as Grantors, hereby transfers and conveys to **Brenda Suggs** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 42 on the Plan of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the northerly margin of West Greenwood, formerly Edgar Avenue, and extends back between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Herschel Taylor and Wife, Margaret Louise Taylor by Warranty Deed from Richland Development Company of record in Book 2876, page 425, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 3, Register's Office for DAVIDSON County, Tennessee.

A Judgement Lien search was performed as of the public records for the Register of Deeds Office for Davidson County, Tennessee and no liens were found.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 809 West Greenwood, Nashville, Tennessee 37206.

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 do 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 I do further covenant and bind myself, my 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 28th day of June, 2002.

Herschel Taylor
Herschel Taylor

Margaret Louise Taylor by
Herschel Taylor Attorney in Fact
Margaret Louise Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herschel Taylor ~~and wife, Margaret Louise Taylor~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged ~~they~~ executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TENN

Notary Public

My Commission Expires: 8-14-05

State of Tennessee
County Of Williamson

* **Herschel Taylor** ** **Margaret Louise Taylor**

~~XXXXXX~~ Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Margaret Louise Taylor~~, with whom I am personally aquainted, and who acknowledged that ~~she~~ he is the attorney-in-fact of ~~Margaret Louise Taylor~~ and is authorized by ~~Margaret Louise Taylor~~ to execute this instrument on behalf of ~~Margaret Louise Taylor~~ **Margaret Louise Taylor**

Witness my hand and official seal this 28th day of June, 2002.

Notary Public

My Commission Expires 8-14-05