WARRANTY DEED

TAYLOR-H02253

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Deanna K Armstrong
Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shelby Taylor Married	1st. Choice Mortgage/Equity Co	97-16-A-41
(NAME)	(NAME)	
5136 Bay Overlook Dr.	6160 St. Andrews Rd	Ste 1
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Columbia, SC 29212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, MIKE J. THILMONY AND WIFE KATRINA V. THILMONY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHELBY TAYLOR MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 37 on the Plan of the Peninsula, Phase Two, a Planned Residential Development, of record in Plat Book 9700, page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed ti Mike J. Thilmony and Katrina V. Thilmony by Deed from Fox Ridge Homes, Inc., filed for record in Book 10577, page 525, said Register's Office.

This is improved (X) property, known as 5136 Bay Overlook Dr., Hermitage, Tennessee 37076
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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/our hand(s) this 17th day of July, 2002.

Mike J. Thilmony by [illegible] Attorney-in-fact

Katrina V. Thilmony by [illegible] Attorney-in-fact

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike J. Thilmony and wife Katrina V. Thilmony, the bargainor(s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at _____(city), _____(state), this 17th day of July, 2002.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/26/02 13:54 2pgs
Fees:13.00 Taxes:795.50

20020726-0090050

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig S Hutchison, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mike J Tilmony and Katrina V Tilmony, and who acknowledged that he executed the same as the free act and deed of the said Mike J Tilmony and Katrina V Tilmony for the purposes therein described.

Witness my hand and official seal at Hendersonville, TN this 17 day of July, 2002.

My Commission Expires: 4-25-06

Patrick Moore
Notary Public

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

After recording return to:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 ANDERSON LANE
HENDERSONVILLE, TN 37075
(615) 264-8727