22-1-979

E.LO

Davidson County DEEDWARR
Recvd: 11/08/02 12:41 2pgs
Fees:13.00 Taxes:444.00

20021108-0138177

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 2002** by and between **LISA CAROL WEBB, NKA LISA WEBB CANNONE, and RICCARDO CANNONE, her husband** , herein after referred to as GRANTOR, and **BYRON D. TAYLOR and JOAN E. TAYLOR** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County,Tennessee, and being Lot No. 84, on the plan of Poplar Ridge, Revised, Section 1, as of record at Book 7900, page 206, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Lisa Carol Webb, n/k/a Lisa Webb Cannone, by deed, dated April 8, 1996, from Anthony J. Morreale, III and wife, Sheila E. Morreale of record in Book 10007, page 65, Register's Office for Davidson County, Tennessee. Riccardo Cannone, husband of Lisa Webb Cannone, joins in this conveyance to transfer all rights he has in the property.

This is improved/unimproved property known as: 703 DOVE VALLEY COURT, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lisa Webb Cannone
LISA CAROL WEBB nka Lisa Webb Cannone
Signature of Seller

By: Riccardo Cannone POA
Riccardo Cannone
RICCARDO CANNONE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICCARDO CANNONE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office in **Davidson** County, this **30th** day of **October, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **30th** day of **October, 2002** before me personally appeared Riccardo Cannone to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa Webb Cannone, and acknowledged that he/she executed the same as the free act and deed of said Lisa Webb Cannone
Witness my hand, at office, this **30th** day of **October, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
BYRON D. TAYLOR and JOAN ELIZABETH TAYLOR
703 DOVE VALLEY COURT, NASHVILLE, TN 37221

Send Tax Statements to:
SAME

_____, _____

Map and parcel 141-06-0-A-031.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE