Davidson County DEEDWARR
Recvd: 11/22/02 13:32 3pgs
Fees:18.00 Taxes:370.00
20021122-0145580

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26b

Danny Murphy and Roy Dano	New Owners	Map 117-04-0
1507 Linden Avenue		Parcel 342.00
Nashville, TN 37212		11280 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **JoAnn Taylor, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Danny Murphy, a married person and Roy Dano, a married person** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 68.25 feet of the northerly 136.5 feet front and the southerly 67 feet of the northerly 134 feet rear of Lot No. 83 of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 83 fronts 68.25 feet on the easterly said of 10th Avenue South, formerly Jowett Avenue, and extends back between lines 150 feet, more or less, to a dead line, measuring 67 feet thereon.

Being the same property conveyed to Hurel Williams, by deeds of record in Book 10135, page 456 and Book 10857, page 396, said Register's Office. The said Hurel Williams having since died. The Will of Hurel Williams of record in Docket No. 01P-1867, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to JoAnn Taylor.

This is improved property located at 2032 10th Avenue South, Nashville, Tennessee 37204.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of November, 2002.

JoAnn Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JoAnn Taylor**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of **November,** 2002.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE