WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Harlan D Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/05/03 09:48 2pgs
Fees:13.00 Taxes:458.80
20030305-0028906

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlan D Smith	Countrywide Home Loans, Inc	Map 84-10
(NAME) 2133 Brookview Drive	(NAME) 4500 Park Granada	Parcel 70.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Calabasas California 91302-4030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Mark R Taylor and Wife, Mary Sue Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Harlan D Smith and Deborah K Smith ,husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Plan of DONELSON MEADOWS, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning on the Southwesterly margin of Brookview Drive at the common corner of Lot Nos. 54 and 55; thence with said Drive Northwardly 245.79 feet to the corner of Lots 53 and 54; thence with the line between said lots Southwardly 215.7 feet to the common corner of Lots 53, 54, and 55; thence with the line between Lots 54 and 55, Northeastwardly 183.9 feet to the point of beginning.

Being the same property conveyed to Mark R Taylor and Wife, Mary Sue Taylor by deed from Eleanore F Walker , Joseph T Hartman, Terrell R Johnson, Robert W Bugel and George E McCarty, Trustees under Declaration of Trust dated March 1, 1990, of Penn Center, Philadelphia, PA 19103, filed for record on 03/20/1992 in Deed Book 8580, page 20, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2133 Brookview Drive, Nashville, TN 37214
(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 28th day of February, 2003.

Mark R Taylor

Mary Sue Taylor

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark R Taylor and Wife, Mary Sue Taylor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/28/2003

My Commission Expires: 1-23-06

Notary Public

File Number2302217

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122