STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,600.00.

Subscribed and sworn to before me, this 7th day of March, 2003.

My Commission Expires:

Affiant

Notary Public

3/13/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MARK TAUBE 4359 BATON ROUGE DRIVE HERMITAGE, TN 37076 MAP & PARCEL NO. 075-07-0/133.00	SAME

Davidson County DEEDWARR
Recvd: 03/11/03 10:16 2pgs
Fees:13.00 Taxes:409.22

20030311-0031755

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOY DENISE LYTLE and SHIRLEY R. MEGGS, both unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MARK TAUBE and wife, ROBIN TAUBE,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot 100A, Highlands of Tulip Grove, Section 3-A, of record in Book 5210, page 229, said Register's Office.

Said Lot No. 100A fronts 112.93 feet on the easterly margin of Baton Rouge Drive and extends back 156.31 feet on the northerly line and 135.0 feet on the southerly line to a line on the rear which is a broken line on which ir measures 134.68 feet

Being the same property conveyed to Joy Denise Lytle by Quitclaim Deed from Joy Denise Lytle, and Shirley R. Meggs, dated September 30, 2002, and filed of record on October 3, 2002, in Instrument No. 20021003-0120511, Register's Office for Davidson County, Tennessee.

See also for record in Book 10826, page 452, in Book 8709, page 555, in Book 6283, page 261, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5210, PAGE 229; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 4793, PAGE 157, BOOK 4849, PAGE 767, BOOK 5020, PAGE 58, BOOK 5028,

PAGE 357, BOOK 5545, PAGE 321 AND IN BOOK 6017, PAGE 179; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

SHIRLEY R. MEGGS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF TRANSFERRING ANY AND ALL INTEREST SHE MAY HAVE IN THE PROPERTY WHICH MAY HAVE BEEN RETAINED BY FILING BANKRUPTCY.

THIS IS IMPROVED PROPERTY KNOWN AS: 4359 BATON ROUGE DRIVE, HERMITAGE, TN 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 7TH DAY OF MARCH, 2003.

JOY DENISE LYTLE

SHIRLEY R. MEGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2002, before me personally appeared Joy Denise Lytle and Shirley R. Meggs, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

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WARRANTY DEED

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