This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 061-160
PARCEL: 029.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
John J. Parker and wife, Victoria Parker
1218 Greenland Avenue
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 04/03/03 13:43 2pgs
Fees:13.00 Taxes:303.40
20030403-0044170

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2003 between

Juanita S. Taylor and husband, Stephen Lyle Taylor

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

John J. Parker and wife, Victoria Parker

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 11th Civil District, and being a part of Tract No. 3 in the subdivision of the Dr. William Williams Plan, as of record in Plan, as of record in Plan Book 2, page 128, Chancery Court at Nashville and described as follows: Beginning in the center of Greenland Avenue, at a point 377 feet East of he Northeast corner of Lot No. 36 of the Plan of the Subdivision of a part of the Greenland tract as of record in Book 421, page 40, Register's Office for said Easterly line of said Lot No. 36, 225 feet to a point in a dead line; thence at right angles in an Easterly direction 55 feet to a point thence Northerly, parallel to the Easterly line of said Lot No. 36, 225 feet to the center of said Avenue Westerly 55 feet to the beginning.

This being the same property conveyed to Juanita S. Taylor by Quitclaim Deed dated 3/18/1994 from Bobbie J. Posey of record in Book 9283, Page 906 and by Warranty Deed dated 6/6/1966 to Bobbie J. Posey and wife, Juanita S. Posey from Ira P. Hall and wife, Kathleen M. Hall of record in Book 4023, Page 853 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Juanita S. Taylor
Juanita S. Taylor

Stephen Lyle Taylor
Stephen Lyle Taylor

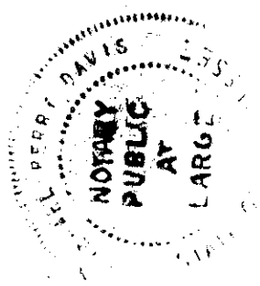
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita S. Taylor and husband, Stephen Lyle Taylor the within named bargainors, 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 this 31st day of January, 2003.

Notary

My Commission Expires: 9/30/06



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $82,000.00.

Juanita S. Taylor
Affiant

Sworn to and subscribed before me, this 31st day of January, 2003.

Notary Public

My Commission Expires: 9/30/06

