THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2003

Notary Public

My Commission Expires: 9-30-06

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN TAYLOR 1511 Gartland Avenue Nashville, Tennessee 37206	John Taylor 1704 Eastland Avenue Nashville, Tennessee 37206	MAP 83-09 PARCEL 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 52,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JAAN STURGIS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JOHN TAYLOR, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 108 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract as of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 50.0 feet on the northerly side of Gartland Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Jaan Sturgis, unmarried, by deed from Janet K. Muse, unmarried, of record as Instrument No. 20021210-0152170 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/12/03 11:25 2pgs
Fees:13.00 Taxes:194.25
20030812-0115164

This is improved property known as 1511 Gartland Avenue, Nashville, Tennessee 37206

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

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR__ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE__, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of August, 2003.

Jaan Sturgis

JAAN STURGIS

BY: Mitchell A. Watts

Mitchell A. Watts
Attorney in Fact

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 _____, the bargainor__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath__ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jaan Sturgis, and acknowledged that he executed the same as the free act and deed of the said Jaan Sturgis.

WITNESS my hand and seal this 11th day of August, 2003.

Notary Public

My Commission Expires: 9-30-06

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.