BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF **OCTOBER, 2003**. Notary Public MY COMMISSION EXPIRES: **September 22, 2007**. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARRY A. TAYLOR, ET AL	**HOMEFOCUS TAX SERVICE, LLC-LENDER #2190**	**74-12-46**
(NAME) **429 BONNAWOOD DRIVE**	(NAME) **P. O. BOX 26389**	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) **RICHMOND, VA 23260-0000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (Z	

Davidson County DEEDWARR
Recvd: 10/10/03 14:24 2pgs
Fees:13.00 Taxes:438.45

20031010-0150926

WARRANTY DEED

FOR AND IN 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, JOHN DAVID SCHMELZER, JR., AND WIFE, MARGARET A. SCHMELZER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRY A. TAYLOR AND WIFE, DEBORAH C. TAYLOR AND DAVID A. TAYLOR, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 755 on the Plan of Hermitage Hills, Section 7, as of record in Plat Book 3300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John David Schmelzer, Jr. by deed from Aggie Miller of record in Book 8240, page 580, Register's Office for Davidson County, Tennessee.

See Power of Attorney being recorded simultaneously herewith of record as Instrument #_____, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3399, page 446 and Book 3404, page 165, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **429 BONNAWOOD DRIVE, HERMITAGE, TN 37076**
(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 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 our hand(s) this **10th** day of October, 2003.

John David Schmelzer, Jr. by Margaret A. Schmelzer — Margaret A. Schmelzer

JOHN DAVID SCHMELZER, JR.
By: Margaret A. Schmelzer, Attorney in Fact for John David Schmelzer, Jr.

MARGARET A. SCHMELZER

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 **Margaret A. Schmelzer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **10th** day of **October, 2003**.

My commission expires: **September 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public

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 **Margaret A. Schmelzer, Attorney in Fact for John David Schmelzer, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John David Schmelzer, Jr.** and who acknowledged that she executed the same as the free act and deed of **John David Schmelzer, Jr.**.

Witness my hand and official seal at Nashville, Tennessee this **10th** day of **October, 2003**.

My commission expires: **September 22, 2007**

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen
Notary Public