*This Instrument Prepared By:*
**John T. Gwin, Attorney at Law**
**2800 North Mt. Juliet Road**
**Mt. Juliet, Tennessee 37122-3008**

Davidson County DEEDWARR
Recvd: 10/21/03 08:35 3pgs
Fees:18.00 Taxes:351.50
20031021-0155008

ADDRESS NEW OWNER:
**J. Greg Saylors**
**1524 S. Mt. Juliet Road**
**Mt. Juliet, Tennessee 37122**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Wilson Bank & Trust**
**623 West Main Street**
**Lebanon, TN 37087**

MAP **108-12-0**
GROUP
PARCEL **195.00**

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helene M. Singer (now Cash) and husband, Robert R. Cash** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **J. Greg Saylors, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Trailwood Subdivision Section 3, of record in Plat Book 6900, page 67, register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Helene M. Singer (now Cash) and husband, Robert R. Cash by deed from Jerry L. Armijo and wife, Irene G. Armijo dated September 18, 1997, of record in Book 10633, page 142, Register's Office for Davidson County, Tennessee. Helene Singer Cash, Helene M. Singer and Helene M. Singer Cash are one and the same person.

Sarah Evans executes this instrument of behalf of Helene Singer Cash and husband, Robert R. Cash, by virtue of Limited Power of Attorneys filed for record in Instrument No. 20031021-0155006 and in Instrument No. 20031021-0155007 in the Register's Office for Davidson, Tennessee.

This is improved property known as 1609 Elm Run, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien now due and payable. Map 108-12-0, Parcel 195.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as define by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 5728, page 298 and in Book 6128, page 361, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 67, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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; and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of October, 2003.

Helene M. Singer Cash, by Sarah Evans, as atty-in-fact

Helene M. Singer (now Cash), by Sarah Evans, as attorney-in-fact

Robert R. Cash, by Sarah Evans, as atty-in-fact

Robert R. Cash, by Sarah Evans, as attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF WILSON )

On this the this 14th day of October, 2003, in Mt. Juliet, Tennessee, before me personally appeared Sarah Evans, to me known to be the person who executed the foregoing Warranty Deed on behalf of Helene M. Singer (now Cash) and husband, Robert R. Cash, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Helene M. Singer (now Cash) and husband, Robert R. Cash, signing their names as Attorney-In-Fact.

WITNESS my hand and official seal at office this 14th day of October, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day
of October, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE