87

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,900.00

Kathleen Conner
Affiant

Subscribed and sworn to before me, this 30th day of October, 2003.

Louise K. Mann
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 11/04/03 10:26 2pgs
Fees:13.00 Taxes:328.93
20031104-0161494

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Taylor 330 Huntington Ridge Nashville TN 37221	New Owner 2240 Inverness Dr. Pensacola, FL 32503	161-11-0-A 179.OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James T. Burke and wife, Louise P. Burke, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Taylor and wife, Patricia W. Taylor, hereinafter called the Grantees, their successors 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 Unit No. 179 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Burke and wife, Louise P. Burke by deed from W. David Kilpatrick, Jr. and wife, Cynthia M. Kilpatrick, of record in Book 10029, Page 22, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 330 Huntington Ridge, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of October, 2003.

James T. Burke
BY: Thomas H. Burke, ATTY IN FACT
James T. Burke
By: Thomas H. Burke, Atty in Fact

Louise P. Burke
BY: Thomas H. Burke, ATTY IN FACT
Louise P. Burke
Thomas H. Burke, Atty 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 Thomas H. Burke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for James T. Burke and Louise P. Burke and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2003.

My Commission expires 03-14-2005

Notary Public