This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 12/31/03 10:59 3pgs
Fees:18.00 Taxes:600.88
20031231-0184748

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **David G. Taylor,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey **Craig Headen, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 23 day of December, 2003.

David G. Taylor by HC ~~ATTY IN FACT~~
David G. Taylor
Donna M. Taylor by HC ~~ATTY in FACT~~
Donna M. Taylor

STATE OF TN
COUNTY OF Williamson

On this 23 day of December, 2003, before me, personally appeared **Holly Grant** 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 **David G. Taylor and Donna M. Taylor,** and acknowledged that he/she executed the same as the free act and deed of **David G. Taylor and Donna M. Taylor.**

GRANT B. STOCKTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$162,400.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23 day of December, 2003.

GRANT S. STOCKTON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Sept. 25, 2004

Map and Parcel: 171-02-0-A-93.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Graig Headen
242 Glenstone Circle
Brentwood, Tennessee 37027

Exhibit "A"

Being Unit No. 93, on the plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, Page 4, amended in Plat Book6900, page 329, Register's Office for Davidson County, Tennessee, to which plat reference is hereby mde for a more complete description.

Being the same property conveyed to David G. Taylor from Gino J. Leone and Christine L. Anderson by Warranty Deed dated 03/27/00, recorded 06/27/00, in Instrument Number 200006270064011,Register's Office for said County.

Map and Parcel 171-02-0-A-093.00 CO

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.