WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/04 13:56 2pgs
Fees:13.00 Taxes:444.00

20040218-0018736

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2004

NOTARY PUBLIC Notary Public
AT
MY COMMISSION EXPIRES March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Matthew Lee Taylor	Taylor, Bean & Whitaker Mortgage	MAP 54-13
(NAME)	(NAME)	
619 Jones Street	1760 The Exchange, Suite 200	PARCEL 25
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jonathan E. Webb and wife, Rhonda L. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Lee Taylor and wife, Donna Joan Taylor

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, described as follows:

Being the southerly part of Lot No. 13 of Section 2 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott Property, known as Dupontonia, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Beginning at a point (masonry nail, driven in the southerly side of asphalt drive) in the northerly margin of Lakeshore Drive N 67 degrees 25' East, 7'.0 from an iron pipe. Said pipe being the common corner of Lots No. 13 and 14 in the northerly margin of Lakeshore Drive; thence, North 41 degrees 16' West 304.5 feet to an iron pipe in the common line of Lots No. 13 and 14; thence, following said line North 40 degrees 1' West 131.0 feet to a post, marked with an iron pin; thence South 63 degrees 04' East, 492.0 feet to an iron pin in the northerly margin of Lakeshore Drive; thence, following the margin of Lakeshore Drive around a curve 188.0 feet to the point of beginning. Containing 0.96 acres. The above legal description is in accordance with a survey made by Forest E. Dye, Surveyor, October 27, 1982.

Being the same property conveyed to Jonathan E. Webb and wife, Rhonda L. Webb by Deed from Samuel C. Pigg, Jr. and wife, Barbara Jean Pigg of record in Book 11361, Page 572, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF THE DABBS AND ELLIOTT PROPERTY, KNOWN AS DUPONTONIA, AS OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR **DAVIDSON COUNTY, TENNESSEE.**

unimproved ( )
This is improved (X) property, known as 3230 Lakeshore Drive, Old Hickory, TN 37138
(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 and 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 February, 2004

Jonathan E. Webb

Jonathan E. Webb

Rhonda L. Webb

Rhonda L. Webb

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 Jonathan E. Webb and wife, Rhonda L. Webb

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of February, 2004.

Commission expires March 25, 2006

PAUL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public