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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2004.

Notary Public
My commission expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Regina L. Perseghin 833 Beech Bend Drive Nashville TN 37221	Union Planters Bank PO Box 1718 Memphis, TN 38101-1718	142-14-0 164.00

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, Joan E. Taylor, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Regina L. Perseghin and Tina Murray,*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 Lot No. 672 on the Plan of Harpeth Woods Section 3 of record in Book 5200, Page 270, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Byron D. Taylor and wife, Joan E. Taylor by deed from Jay C. Knowles and wife Catherine A. Knowles, of record in Instrument No. 20010406-0034184, Register's Office for Davidson County, Tennessee. Byron D. Taylor conveyed his interest in subject property to Joan E. Taylor by quitclaim deed of record in Instrument No. 20020718-0086890, said Register's Office.

Subject property is not now, nor ever has been the residence of the grantor, her spouse or any dependants.

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 833 Beech Bend Drive, 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 27th day of February, 2004.

Joan E. Taylor

*Joint Tenants with Rights of Survivorship

Davidson County DEEDWARR
Recvd: 03/05/04 10:17 2pgs
Fees:13.00 Taxes:510.60

20040305-0025320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joan E. Taylor, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained.



Witness my hand in Nashville, TN, this 27th day of February, 2004.

Notary Public

My Commission expires 03/14/05