Davidson County DEEDWARR
Recvd: 04/13/04 16:02 2pgs
Fees:13.00 Taxes:943.50

20040413-0041565

WARRANTY DEED

G-UP-04-1511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEENA L. GIBBONS NOTARY PUBLIC MY COMM. EXP. 9/30/06 AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea M. Delmotte	Union Planters Bank, NA	
1511 Gartland Avenue (ADDRESS)	1900 Charles Bryan Road (ADDRESS)	83-09-313
Nashville, Tennessee 37206-2754 (CITY) (STATE) (ZIP)	Cordova, TN 38106 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN TAYLOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA M. DELMOTTE,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 108 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract as of record in Plat Book 57, page 66, Regsiter's Office for Davidson County, Tennessee. Said Lot No. 108 fronts 50.00 feet on the northerly side of Gartland Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to John Taylor, unmarried by deed from Jaan Sturgis, unmarried dated August 11, 2003 and filed for record August 12, 2003 in Instrument No. 20030812-0115164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1511 Gartland Avenue, Nashville, Tennessee 37206-2754
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of March, 2004.

John Taylor

STATE OF Tennessee
COUNTY OF Davidson

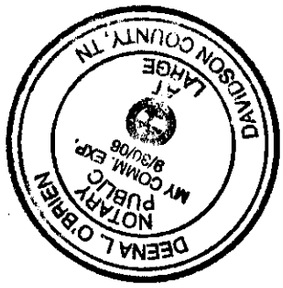
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Taylor, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903