State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $61,900.00.

Subscribed and sworn to before me, this 16th day of April, 2004.

Affiant

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 11/26/05

File No. 29326

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs. Inc.
205 Powell Place
Suite 227
Brentwood, TN 37027 ~~H~~ 29526

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Tyler Price Taylor		NAME: Tyler Price Taylor	
STREET ADDRESS: 1202 Catina Drive		STREET ADDRESS: 1202 Catina Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37217		ZIP CODE: 37217	
MAP & PARCEL NO.: 107-13-0-122.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Pamela K. Denning n/k/a Pamela K. Tidwell and, husband Anthony C. Tidwell

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Tyler Price Taylor, ~~married~~ an unmarried man

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 280, on the Plan of First Addition to Miro Meadows, as shown by plat of record in Plat Book 1424, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Pamela K. Denning by Warranty Deed from Linda G. Smothers, dated 09/28/98, recorded 09/30/98, in Book 11132, Page 252, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1202 Catina Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of April, 2004.

Pamela K. Denning n/k/a Pamela K. Tidwell

Anthony C. Tidwell

Davidson County DEEDWARR
Recvd: 04/22/04 12:54 2pgs
Fees:13.00 Taxes:229.03
20040422-0045801

State of Tennessee
County of Davidson } ss

On this the 16th day of April, 2004, before me, the undersigned Notary Public, personally appeared **Pamela K. Denning n/k/a Pamela K. Tidwell and, husband, Anthony C. Tidwell**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

CAROL E. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
MY COMM. EXP. 11/26/05

WARRANTY DEED