Davidson County DEEDWARR
Recvd: 04/22/04 15:56 2pgs
Fees:13.00 Taxes:236.17

20040422-0045990

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01949

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$63,830.00

Kelen F Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. and Mrs. Tony H. Taylor<br>1354 Bellshire Terrace<br>Nashville, TN 37207 | Decision One Mortgage<br>6060 J.A. Jones Dr., #1000<br>Charlotte, NC 28287 | 050-03-026 |

FOR AND IN 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,

**Urelaine Simon-Hart, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kelen F. Taylor and husband, Tony H. 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:

**Being Lot No. 23A, Zone Lot Division, Lots Nos 23, Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6900, page 714, amending Plat Book 6250, page 179 and 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Urelaine Simon, an unmarried woman, by Warranty Deed from David M. Savage and wife, Pamela A. Savage, dated November 29, 1995 and recorded December 4, 1995 in Book 9877, page 53, Register's Office for Davidson County, Tennessee. The said Urelaine Simon is now known as Urelaine Simon-Hart.**

THIS IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Unimproved ( )
This is improved ( X) property known as **1354 Bellshire Terrace, Nashville, TN 37207**
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 hands this 8th day of April, 2004.

Urelaine Simon-Hart by Kelen Taylor, Attorney-in-Fact

**Urelaine Simon-Hart by Kelen Taylor, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) 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 purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of April, 2004.

Commission Expires:_____ _____
Notary Public

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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 _____, 2004.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of April 2003, before me personally appeared KELEN TAYLOR, to me known to be the person who executed the foregoing instrument in behalf of URELAINE SIMON-HART, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said URELAINE SIMON-HART.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of April, 2004.

Commission Expires:_____ _____
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005