EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 2004

STATE OF TENNESSEE 13980
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Gray Taylor	NEW OWNERS	Map 60-13, Par. 4
(NAME)	(NAME)	Map 60-13, Par. 3.01
514 Haynes Street		Map 60-13, Par. 163
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	Map 60-13, Par. 164
Nashville, TN 37207		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Monica/Edwards, Administrator, Twincy Lee Webster Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Gray Taylor and husband, Michael N. 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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/13/04 13:04 4pgs
Fees:23.00 Taxes:157.25
20040513-0056054

This is improved property known as 541 Toney Road, Nashville, TN 37207 and unimproved property known as Toney Road, 2520 Old Matthews Road and Old Matthews Road, 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 her hand this 11th day of May, 2004.

Monica/Edwards, Administrator
D.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

13980

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Monica D. Edwards, Administrator, Twincy Lee Webster Estate the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2004.

My commission expires _____

Notary Public

EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 2004

File No.: 13980

ATTACHMENT

Tract No. 1: (Map 60-13, Parcel 4)

A tract of land in the 12th Civil District of Davidson County, Tennessee and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 20, 1956, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to Hardin Yokley and wife, by deed from Ann Marie Donnell Carroll, of record in Book 1345, page 255, Register's Office for said County, said point being North 77 deg. 30 min. East 309 feet from the Northwest corner of said tract above referred to; and continuing with the northerly boundary line of said tract North 77 deg. 30 min. East 87.8 feet to a fence corner; thence South 10 deg. 28 min. East 355 feet to an iron pin; thence North 83 deg. West 150 feet to an iron pin; thence North 0 deg. 10 min. West 309 feet to the beginning, containing .9 acre, more or less and designated as Tract No. 2 on said survey.

Being the same property conveyed to Twincy Webster by deed of record in Book 2633, page 306, Register's Office for Davidson County, Tennessee.

Tract No. 2: (Map 60-13, Parcel 3.01)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-11-62 and the tracts "X" and "Y" subsequently added to the property surveyed, dated 7-28-66, as follows:

Beginning at an iron pin in the southerly line of the property conveyed to Twincy Webster by deed from Hardin Yokely, of record in Book 2633, page 306, Register's Office for said County, said point being 50 deg. 10 min. East 309 feet from the Northwest corner of said tract above referred to; and continuing with the southerly boundary line of said tract North 78 deg. 00 min. East 159 feet to an iron pin; thence South 309 feet; thence East 159 feet; thence North 255.8 feet; thence West 156.7 feet to point of beginning, containing 1.0 acres, more or less, and designated as Tract "Y" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster by deed of record in Book 4567, page 523, Register's Office for Davidson County, Tennessee; the said John Will Webster having since died, the property vests in Twincy Webster as surviving tenant by the entirety.

Tract No. 3 (Map 60-13, Parcel 163)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-28-66 and shown on the property surveyed as tracts "V" and "W", as follows:

Beginning at an iron pin in the southerly line of tract "V", oblique to tract "W" at the southeast corner with a 50 foot road easement, 586 45 min. West and continuing North 10 deg. 28 min. West to a post adjoining the Jordon Property, North 79 deg. 30 min. to corner post, approximately 143 feet to the Old Matthews Road to point of beginning along fenced line, South 511 30 min. East; thence South 448 feet; thence West 125.5 feet; thence North 441 feet; thence East 182.7 feet, containing 1.5 acres more or less, and designated as Tract "V" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster, by deed of record in Book 4568, page 993, Register's Office for Davidson County, Tennessee; the said John Will Webter having since died, the property vests in Twincy Webster as surviving tenant by the entirety.

Tract No. 4 (Map 60-13, Parcel 164)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-11-62 and the tracts "X" and "Y" subsequnetly added to the property surveyed, dated 7-28-66 as follows:

Beginning at an iron pin in the easterly line of the property conveyed to Twincy Webster, by deed from Hardin Yokley of record in Book 2633, page 306, Register's Office for said County, said point being 583 00' East 447.7 feet; thence East 447.7 feet 00 deg. 50 min. East 78.2 feet; thence North 83 deg.

55 min. West 447 feet; thence West 447 feet, South 2 deg. 00 min. West; thence South 71 feet to point of beginning, containing 0.8 acre, more or less, and designated as Tract "X" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster, by deed of record in Book 4567, page 525, Register's Office for Davidson County, Tennessee; the said John Will Webster having since died the property vests in Twincy Webster as surviving tenant by the entirety.

The said Twincy Webster having since died, and the Estate of Twincy Lee Webster having been admitted to probate in the 7th Circuit Court for Davidson County, Tenessee, Probate Division, No. 03P-1354, Letters of Administration were issued to Monica D. Edwards as Administrator of said Estate.