THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP PARCEL NUMBERS
Map & Parcel No. 59-14-166.00

Davidson County DEEDWARR
Recvd: 06/09/04 15:46 2pgs
Fees:13.00 Taxes:408.85
20040609-0068423

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of May, **2004**, by and between **Bobby L. Mason and Mattie M. Mason, husband and wife**, party of the first part, and **Carlos Taylor,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$110,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee being described to wit:

BEING Lot No. 166 on the Plan of Haynes Manor, Section 1, which is of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee;

BEING the same property conveyed to Bobby L. Mason and wife, Mattie M. Mason by deed from Robert R. Jefferies of record in Book 5542, page 17, Register's Office, Davidson County, Tennessee, dated 12/7/79 and recorded 12/11/79.

The above referenced property is also known as 3826 Crouch Drive, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 3600, page 85; Restrictions, Covenants, Conditions of record in Book 829, page 720, Book 840, page 404, Book 3829, page 720, Book 3840, page 404; and any and all easements, right of ways, setback lines, zoning regulations, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Bobby L. Mason

Bobby L. Mason

Mattie M. Mason

Mattie M. Mason

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby L. Mason and Mattie M. Mason, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of May, **2004.**

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of May, **2004.**

NOTARY PUBLIC

JOHN GLEAVES NOTARY PUBLIC AT LARGE

PROPERTY ADDRESS:
3826 Crouch Drive
Nashville, TN 37207

NAME AND ADDRESS OF NEW OWNER:
Carlor Taylor
3826 Crouch Drive
Nashville, TN 37207