This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
William S. Taylor
Sandra D. Taylor
3624 Sabre Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 06/30/04 09:09 2pgs
Fees:13.00 Taxes:222.00
20040630-0077467

WARRANTY DEED

(Map Number 133-06; Parcel Number 146.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **HERMAN JETT,** have bargained and sold and do hereby transfer and convey unto **WILLIAM S. TAYLOR and wife, SANDRA D. TAYLOR**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Patterson Gardens of record in Book 2083, page 114, of the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Sabre Drive at the common corner of Lots 2 and 3 thence with the margin of said Drive, South 65 feet to a point at the beginning of a curve; thence around said curve in a southeasterly direction 39.43 feet to a point in the north margin of Wheeler Avenue; thence east with said Avenue 88 feet to the corner of Lots 1 and 2; thence with the line between said lots 91.15 feet to the corner of Lots 2 and 3; thence west with the line between said lots 113 feet to the beginning.

Being the same property conveyed to Herman Jett by deed dated August 23, 1973 from Virginia Mae Griesinger of record in Book 4740, page 155, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Herman Jett and wife, Virginia Mae Griesinger, as tenants by the entirety, by Quitclaim Deed from Dan R. Alexander, Trustee, of record in Book 8458, page 369, Register's Office for Davidson County, Tennessee. See also Deeds of record in Book 4740, page 155 and Book 3647, page 19, said Register's Office.

Virginia Mae Griesinger, a/k/a Virginia Mae Jett, having since died on November 7, 1992, and pursuant to Affidavit of Heirship of record in Book 8858, page 239, said Register's Office, property is now vested solely in Herman Jett as surviving tenant by the entirety.

Subject property is not the residence of the grantor.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2083, page 114, restrictive covenants of record in Book 2300, page 443, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3624 Sabre Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered except as noted herein, and for the 2004 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this June 28, 2004.

HERMAN JETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared HERMAN JETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this June 28, 2004.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 **$60,000.00**, 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 June 28, 2004.

Notary

My Commission Expires: 11/21/04

KATHRYN S. FIX NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 21, 2004