Prepared by:
Centennial Title Company, Inc.
80 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1270

Davidson County DEEDWARR
Recvd: 07/22/04 14:47 2pgs
Fees:13.00 Taxes:495.80
20040722-0087927

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned National Bank of Commerce, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John Charles Taylor, , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Kenmore Place, a Plan which is of record in Plat Book 332, pages 32-33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to National Bank of Commerce from Michael I. Mossman, Successor Trustee by Successor Trustee's Deed, dated May 3, 2004, of record in Instrument No. 20040518-0058160, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1245 McGavock Pike, Nashville TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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 THE EXECUTION HEREOF this 19th day of July, 2004

National Bank of Commerce

Bonnie G. Jenkins

By: Bonnie G. Jenkins, Assistant Vice-President

State of Tennessee)
County of Shelby)

On this 19th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bonnie G. Jenkins, who acknowledged herself to be the Assistant Vice-President of National Bank of Commerce , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as such Assistant Vice-President, and acknowledged the execution as a free act and deed.

Mavis S Morton
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUG. 2, 2006

MAVIS S. MORTON NOTARY PUBLIC AT LARGE SHELBY CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 184,000.00.

X Diane L Gregory
Affiant

Sworn and subscribed before me on this the 19th day of July, 2004.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
John Charles Taylor
~~xx 243 Mt Juliet Pike~~
~~Nashville, TN 37216~~
1704 Eastland Ave.
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Same as New Owner

TAX MAP-PARCEL #:
72-7-174