Davidson County DEEDWARR
Recvd: 07/28/04 10:13 2pgs
Fees:13.00 Taxes:233.10

20040728-0090135

WARRANTY DEED

G-RBC-04-2916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2004.

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 5/19/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Maurice Taylor ~~III~~ II KT	NovaStar Mortgage	
2916 Torbett Street	(NAME) 888 West Big Beaver Rd Suite 1290	92-10-85
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS M. TAYLOR AND KENNETH M. TAYLOR, SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH MAURICE TAYLOR ~~III~~ II, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: KT

Land in Davidson County, Tennessee, being Lot No. 41 in the T.M. Steger's Subdivision of the North end of part of the Pilcher Barrow Land, fronting 40 feet on the northerly side of West Hill Street, now Torbett, and running back between parallel lines 175 feet to an alley.

Beign the same property conveyed to Thomas M. Taylor and Kenneth M. Taylor. Sr. by Affidavit of Heirship dated October 25, 2001 and filed for record on September 26, 2001, Register's Office for Davidson County, Tennessee. The said property is not the primary residence of Thomas M. Taylor and Kenneth M. Taylor, Sr.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2916 Torbett Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of July, 2004.

Thomas M. Taylor

Kenneth M. Taylor, Sr.

STATE OF Tennessee
COUNTY OF Davidson

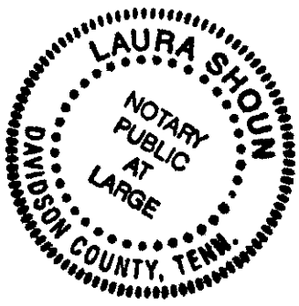
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Taylor and Kenneth M. Taylor Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2004.

Notary Public

My Commission Expires: 7/19/2008

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903