Davidson County DEEDWARR
Recvd: 08/02/04 15:36 2pgs
Fees:13.00 Taxes:527.99

20040802-0092322

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,700.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2004.

Notary Public
My commission expires:

03-0407-32093

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shawn M. Cushen		141-06-0-A-031
703 Dove Valley Court	Same address of new owner	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joan Elizabeth Taylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Valerie Storey, a married woman and Shawn Cushen, a married man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 84, on the Plan of Poplar Ridge, Revised, Section 1, of record in Book 7900, Page 206, corrected in Book 8292, Page 973, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Byron D. Taylor and Joan E. Taylor by deed from Lisa Carol Webb nKa Lisa Webb Cannone and Riccardo Cannone, of record in Instrument No. 20021108-0138177, Register's Office for Davidson County, Tennessee. Byron D. Taylor and Joan E. Taylor subject property to Joan Elizabeth Taylor by Quitclaim Deed of record in Instrument No. 20021217015527.
>
> Subject property is not now, and never has been, the residence of the grantor.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 703 Dove Valley Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of July, 2004.

Joan Elizabeth Taylor

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joan Elizabeth Taylor, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Windermere, FL, this 16th day of July, 2004.

Notary Public

My Commission expires:

Marilyn A Stigler
My Commission DD311686
Expires June 05, 2008