After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Prepared by:
Realty Title & Escrow Company, Inc.
3615 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,400.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2004.

Notary Public
My commission expires: 5/28/2006

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

MY COMMISSION EXPIRES: MAY 28, 2006

03-0408-32145

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carol Cangemi LeBlanc	Same as New Owner	142-10A-2.00CO
xx7303 Weston Wayxxx	500 Corlew Circle	
xxNashville, TN 37221xx	White Bluff, TN 37187	

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 E. Taylor, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol Cangemi LeBlanc, 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 Unit No. 1-B of Lot No. 1 of Weston Way, of record in Book 5210, Page 89, and amended and now known as Weston Way Condominium, Phase II, of record in Book 5800, Page 95, and Book 6370, Pages 587 and 588, 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 Elizabeth Taylor by deed from Billy M. Gallaher, unmarried person, of record in Instrument No. 20001201-0118302, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 2002071800-86890, Byron D. Taylor conveyed his interest in subject property to Joan E. Taylor.

Joan Elizabeth Taylor and Joan E. Taylor being one and the same person.

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 7303 Weston Way, 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.

Davidson County DEEDWARR
Recvd: 08/26/04 09:21 2pgs
Fees:13.00 Taxes:341.88
20040826-0103213

WITNESS my hand this 16th day of August, 2004.

Joan E. Taylor

STATE OF FLORIDA
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joan E. 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 13th day of August, 2004.

LEANNE P. BRIDE
MY COMMISSION # DD 248181
EXPIRES: September 29, 2007
Bonded Thru Notary Public Underwriters

Notary Public

My Commission expires September 29, 2007