THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23270-08-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2004. Notary Public My Commission Expires: 7-19-08

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rebecca C. Rutland 2968 Nautilus Drive Nashville, TN 37217	OWNER	Map No.150.02-0 Parcel No. 253.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca C. Rutland, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2968 Nautilus Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2004.

Justin Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Justin Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

Davidson County DEEDWARR
Recvd: 09/01/04 14:46 2pgs
Fees:13.00 Taxes:477.30
20040901-0105970

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Revised Section Two Harbor Gate as of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Justin Taylor and wife, Susan Taylor by deed dated January 22, 1999 from Artenia A. Roaden, a single widow of record in Book 11311, page 838, Register's Office for Davidson County, Tennessee. The said Justin Taylor and Susan Taylor having since divorced and Susan Taylor having conveyed her interest in subject property to Justin Taylor by quitclaim deed appearing as Instrument No. 20030218-0021065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 6366, page 494;
3. All matters appearing on the Plan of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee.

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