THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 3947

Davidson County DEEDWARR
Recvd: 10/04/04 10:10 3pgs
Fees:18.00 Taxes:255.30
20041004-0119031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND 00/100 ($69,000.00) DOLLARS, cash in hand paid by KATHLEEN M. TRAVIERSO, married, receipt of which is hereby acknowledged, we, RALPH N. TAYLOR, SR. and wife, LULA J. TAYLOR, as Heirs at Law of Ralph Neil Taylor, Jr. (also known as Neil Taylor), deceased, have bargained and sold, and by these presents transfer and convey unto the said KATHLEEN M. TRAVIERSO, married, her heirs and assigns, a certain tract or parcel of land as follows:

LAND in Davidson County, Tennessee, being Unit No. 41 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Neil Taylor, also known as Ralph Neil Taylor, by Quitclaim Deed from 1994-N2 Tennessee Associates LP, a Delaware limited partnership, dated January 25, 2000, and of record in Instrument # 200003100024960, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 5200, Page 702, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to terms, conditions, easements, rights and liens as set forth in the Master Deed of record in Book 6685, Page 253, with assignment and designation as successor declarant of record in Book 8145, Page 401 and Book 10320, Page 582, together with the By-Laws of record in Book 6685, Page 277, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to charter of Magnolia Square Condominium Association of record in Book 6684, Page 626, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to lien for special assessments as contained in the Master Deed.

This conveyance is subject to rights of others in and to the common areas and/or elements.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KATHLEEN M. TRAVIERSO, married, her heirs and assigns, forever. And we do covenant with the said KATHLEEN M. TRAVIERSO, married,

that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said KATHLEEN M. TRAVIERSO, married, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 30th day of September, 2004.

Ralph N Taylor, Sr
RALPH N. TAYLOR, SR.

Lula J. Taylor
LULA J. TAYLOR

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RALPH N. TAYLOR, SR. and wife, LULA J. TAYLOR, as Heirs at Law of Ralph Neil Taylor, Jr. (also known as Neil Taylor), deceased, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 9-18-06

LAWRENCE D. RAMSEY NOTARY PUBLIC AT LARGE DICKSON TN

AFFIDAVIT

My Commission Expires 9-18-2006

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ralph N Taylor, Sr.
AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 9-18-06

LAWRENCE D. RAMSEY NOTARY PUBLIC AT LARGE DICKSON COUNTY TN

My Commission Expires 9-18-2006

****

Tax Map 95-3-A
Parcel No. 41.00 CO
Field Book #: 3DZ-86069

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. KATHLEEN M. TRAVIERSO
1629 Rachel Way
Old Hickory, TN 37138