This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Muriel D. Ray-Taylor
1676 Stokley Lane
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, Alabama 35244

Davidson County DEEDWARR
Recvd: 03/03/05 16:14 3 pgs
Fees:18.00 Taxes:1295.00
20050303-0023895

MAP 064-01-0
GROUP
PARCEL 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danny L. Wilburn and Todd M. Broadbent** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Muriel D. Ray-Taylor and husband, Larry D. Taylor**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot 86, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record in Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Danny L. Wilburn and Todd M. Broadbent by deed from Cleveland Hall, LLC, a Tennessee Limited Liability Company dated July 16, 2004, of record in Instrument No. 20040716-0085466, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1676 Stokley Lane, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien not yet due and payable. Map 064-01-0, Parcel 131.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Book 11725, page 76 and subject to a Charter of record in Book 11725, page 70, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to an easement for utilities, in favor of Cumberland Utility, set forth in an instrument of record in Book 7994, page 173, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to an easement for water/sewer, in favor of Metropolitan Government of Nashville, set forth in an instrument of record in Book 8068, page 524, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to an easement for utilities, in favor of Bell South Telephone, set forth in an instrument of record in Book 11720, page 325, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

6. Subject to an easement for water/sewer, in favor of Metropolitan Government of Nashville, set forth in an instrument of record in Book 677, page 325, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

7. Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 and assigns, forever; and,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 25th day of February, 2005.

Danny L Wilburn

Danny L. Wilburn

Todd M. Broadbent

Todd M. Broadbent

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Danny L. Wilburn and Todd M. Broadbent**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of February, 2005.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of February, 2005.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY