Davidson County DEEDWARR
Recvd: 04/13/05 11:04 2 pgs
Fees:13.00 Taxes:851.00
20050413-0041035

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Richard DuBois 100 South 16th St Nahville TN 37206	Same	Southeast Title 555 Marriott Drive, S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me on 03/31/05.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires:_____

Map & Parcel No.
83-9-4.72

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Juan Alice Taylor, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Richard DuBois and wife, Caroline DuBois, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lindsley Park Addition, as of record in Book 547, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy E. Taylor and wife, Juan Alice Taylor, by virtue of a Quitclaim Deed dated December 27, 1996, from William D. Castleman, Trustee, unmarried, of record in Book 10334, page 357, Register's Office for Davidson County, Tennessee.

Jimmy E. Taylor is now deceased.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 100 South 16th St, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantor covenants that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and binds themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/31/05.

Juan Alice Taylor

Juan Alice Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: