WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee)
County of Davidson)

G#2871-2

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2005.

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JAMES S. BRIDGES and DAVID C. MILLER	Wells Fargo Bank, N.A.	**Map 104-05-0, Parcel 308.00**
106 Bowling Avenue	4456 Corporation Lane #300	
Nashville, TN 37205	Virginia Beach, VA 23462	

Davidson County DEEDWARR
Recvd: 04/18/05 10:18 2 pgs
Fees:13.00 Taxes:1850.00

20050418-0042670

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES A. TAYLOR and wife, AMY S. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES S. BRIDGES and DAVID C. MILLER, both unmarried, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 302 on the Plan of Richland Realty Co.'s First Addition to Subdivision "B", as of record in Book 332, Page 174, 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 James A. Taylor and wife, Amy S. Taylor, by Warranty Deed dated June 24, 2002, from Brad Whitfield, of record in Instrument No. 20020628-0078320, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of James A. Taylor and wife, Amy S. Taylor, pursuant to a Power of Attorney executed by them on the 11th day of April, 2005, of record in Instrument No. 20050418-0042669, Register's Office for Davidson County, Tennessee.

This is IMPROVED (_X_) unimproved (____) property, known as: **106 Bowling Avenue, Nashville, TN 37205**.

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

Witness our hands this **15th** day of **April, 2005.**

JAMES A. TAYLOR

By: _____, Atty-in-fact
STEVE ARTHUR, ATTORNEY-IN-FACT

AMY S. TAYLOR

By: _____, Atty-in-Fact
STEVE ARTHUR, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **STEVE ARTHUR,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **JAMES A. TAYLOR and wife, AMY S. TAYLOR,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **JAMES A. TAYLOR and wife, AMY S. TAYLOR,** for the purpose therein contained, by signing the name of **JAMES A. TAYLOR and wife, AMY S. TAYLOR,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2005.**

Katherine Goodson
Notary Public

My Commission Expires: May 30, 2007

