RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN03008

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert S. Taylor
2303 20th Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/24/05 09:41 2 pgs
Fees:13.00 Taxes:777.00
20050524-0058321

SEND TAX BILL TO:
Regions Bank
601 S Court
Montgomery, AL 36104

MAP 104
GROUP 16
PARCEL 112

MORTGAGEE:
Regions Bank
602 S Court
Montgomery, AL 36104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Newton Carnahan and wife, Barbara Carnahan** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert S. Taylor**, hereinafter called the "GRANTEE", his 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 the southerly 83 feet of lot No. 71 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said County, described according to a copy of a survey made by T.R. Sanford, Surveyor, January 29, 1955. Said part of said lot fronts 83 feet on the westerly side of 20th Avenue South, and runs back between parallel lines, with the northerly margin of a 12 foot alley, 88 feet to a dead line in the rear.

Being the same property conveyed to Robert Newton Carnahan and wife, Barbara Carnahan, by Quitclaim deed from Christine S. Tibbott of record in Instrument No. 20040625-0075756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 2303 20th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 20th day of May, 2005.

Robert Newton Carnahan

Barbara Carnahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Newton Carnahan and Barbara Carnahan,** 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 this 20th day of May, 2005.

~~Robert M. Loffi~~ Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006