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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 05/24/05 14:42 2 pgs Fees:13.00 Taxes:2860.10 20050524-0058672	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $773,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2005. Notary Public My Commission Expires: 11/2007

Address New Owner As Follows: H. Denny Taylor, Jr. and Jennifer J. Taylor 621 Royal Oaks Place Nashville, TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. 201 4th Ave N – 7th Fl Nashville, TN 37219	Map-Parcel Number: 130-03-0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. DOUGLAS MCDOWELL AND WIFE, PATRICIA D, MCDOWELL, formerly known as PATRICIA A. DEEGAN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **H. DENNY TAYLOR, JR. AND WIFE, JENNIFER J. TAYLOR,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 and the northerly 50 feet of Lot No. 9 on the plan of Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for said County.

Said portions of Lots No. 7 and 9 adjoin and together front 100 feet on the westerly margin of Royal Oaks Place and extend back between parallel lines, a distance of 225 feet to a dead line in the rear.

Being the same property conveyed to W. Douglas McDowell and Patricia A. Deegan (now known as Patricia D. McDowell) by deed from L. H. Armistead, III, of record in Book 7387, page 794, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro and City of Belle Meade taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for Sanitary Sewer of record in Book 5787, page 304, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as 621 Royal Oaks Place, 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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of May, 2005.

W. Douglas McDowell

Patricia D. McDowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. DOUGLAS MCDOWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of May, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA D. MCDOWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of May, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.