03

Realty Title

48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/05 15:29 2 pg
Fees:13.00 Taxes:906.50

20050601-0061895

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0504-32689

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Glen Harrod | National City Bank of Indiana | 155-07-O-B-20.00CO |
| 504 Cold Stream Place | 5115 Pegasus Court, Suite AB | |
| Nashville, TN 37221 | Frederick, MD 21704 | |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip R. Taylor, Jr., unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Glen Harrod, hereinafter called the Grantee, his successors 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. 71, on the Plan of Revision No.1 of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, Page 390; revised in Plat Book 9700, Page 784, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip R. Taylor, Jr. and wife, Paige Oliver Taylor by deed from Zaring Homes, Inc., of record in Book 11044, Page 173, Register's Office for Davidson County, Tennessee. Being further conveyed to Phillip R. Taylor, Jr. by quitclaim deed from Phillip R. Taylor, Jr. and wife, Paige Oliver Taylor, dated 08/28/2003, of record in Instrument No. 20030918-0138505, Register's Office for Davidson County, Tennessee. Phillip R. Taylor, Jr. and Paige Oliver Taylor having since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 504 Cold Stream Place, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of April, 2005.

Phillip R. Taylor, Jr.

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip R. Taylor, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Atlanta, GA, this 28th day of April, 2005.

Eunah Majors
Notary Public

EUNAH MAJORS NOTARY PUBLIC FULTON COUNTY

My Commission expires: _____

EUNAH MAJORS
Notary Public, Fulton County, Georgia
My Commission Expires Sept. 28, 2005.