WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/05 13:12 2 pgs
Fees:13.00 Taxes:1313.50

20050701-0076142

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — KIMBER — DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig E. Israel and Tiffany L. Israel	America's Wholesale Lender	Map 91-16
(NAME)	(NAME)	
4600 Elkins Avenue	P.O. Box 660694	Parcel 57.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas TX 75266-	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **HARRISON H. TAYLOR, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG E. ISRAEL AND WIFE, TIFFANY L. ISRAEL,** 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. 501 and the easterly 10 feet of Lot No. 503 of Block "B" on the Map of Charlotte Park Company's Addition, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 501 and part of Lot No. 503 adjoin and front together 70 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines along the westerly margin of 46th Avenue North, formerly Fifth Street, 150 feet to an alley.

Being the same property conveyed to Harrison H. Taylor, an unmarried person, by deed from Howard R. Birdwell and wife, Carolyn C. Birdwell, dated May 30, 1996, of record in Book 10073, page 469, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4600 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Deborah Taylor, spouse of Harrison H. Taylor, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

Witness my hand this 29 day of June, 2005.

Harrison H. Taylor

Harrison H. Taylor

Deborah Taylor

Deborah Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harrison H. Taylor and Deborah Taylor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of June, 2005.

Commission expires:

Brenda S. Lane

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 5/23/06
DICKSON COUNTY, TENN.