Davidson County DEEDWARR
Recvd: 07/26/05 15:52 2 pgs
Fees:13.00 Taxes:736.30

20050726-0087167

WARRANTY DEED

P-05-7008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires MAY 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Taylor	GMAC Mortgage	
7008 Calderwood Dr.	(NAME) 100 Witmer Road	181-3-A-130.00CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL GARBO AND WIFE VIDA GARBO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW L. TAYLOR AND WIFE DONNA J. TAYLOR, hereinafter called the Grantees, their heirs and assigns, that 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. 130 on the plan of Section Four, Indian Creek Estates, of record in Book 11700, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Garbo and wife, Vida Garbo, by Deed from Eugene A. Collins, dated April 27, 2000, of record in Instrument No. 20000505-0045718 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7008 Calderwood Dr., Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 22nd day of July, 2005.

Michael Garbo

Vida Garbo

STATE OF Tennessee

COUNTY OF Davidson

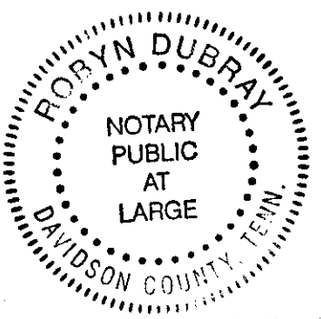
I, _____, a Notary Public of the County and State first above written, do hereby certify that Michael Garbo and wife Vida Garbo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of July, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 21 2009

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800