Davidson County DEEDWARR
Recvd: 08/03/05 14:17 2 pgs
Fees:13.00 Taxes:529.10

20050803-0091153

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF July, 2005.

Notary Public

WARRANTY DEED

My Commiss... ...LY 29, 2006 COMMISSION EXPIRES:

(AFFIX SEAL)

B-CD-05-2825

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Narvette Taylor	Decision One Mortgage	
2825 Galesburg Drive (ADDRESS)	(NAME) 6060 JA Jones Drive, Suite 1000 (ADDRESS)	150-5-198.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA E. HINTON AND HAYES E. BAKER, III, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NARVETTE TAYLOR AND HUSBAND, LOUIS TAYLOR, hereinafter called the Grantee(s), 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 719, on the Plan of EDGE-O-LAKE ESTATES, SECTION 17, of record in Plat Book 4460, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Wayne Marice Smith, joined by his wife, Rhonda R. Smith to Cynthia E. Hinton, an unmarried person as recorded on the 21st day of February, 2002, in Instrument No. 20020221-0022242 and Quitclaim Deed from William D. Castleman to Cynthia E. Hinton and Hayes E. Baker, III, both unmarried, joint tenants with rights of survivorship as recorded on the 13th day of August, 2003 in Instrument No. 20030813-0116568, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2825 Galesburg Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of July, 2005.

Cynthia E. Hinton

Hayes E. Baker, III

STATE OF Tennessee
COUNTY OF Davidson

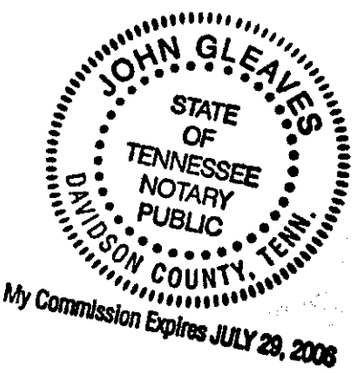
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia E. Hinton and Hayes E. Baker, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903