WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 15:00 2 pgs
Fees:13.00 Taxes:647.50

20050803-0091211

Return To:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 2009
(AFFIX SEAL)

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Yanusz (NAME)	New Owner (NAME)	MAP: 063-16-B
1208 Springwood Drive (ADDRESS)	(ADDRESS)	PARCEL: 110.00 co
Old Hickory, TN 37138 (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, WE, Phillip R. Taylor and wife, Deborah B. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Yanusz, unmarried

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:

Being Lot No. 192 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900, Pages 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9854, Page 925, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 7351, Page 852; Book 7431, page 204; Book 7451, Page 729, Book 8181, Page 112 and in Book 8336, Page 393, Register's Office for Davidson County, TN.

Subject to Easements of record in Book 2247, Page 75; Book 7460, Page 930; Book 7489, Page 515; Book 8007, Page 235; Book 8739, Page 991 and Book 8657, Page 179, Register's Office for Davidson County, Tennessee.

Subject to Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1208 Springwood Drive, Old Hickory, TN 37138
(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 our hand & this 22nd day of July 2005

Phillip R. Taylor

Phillip R. Taylor

Deborah B. Taylor

Deborah B. 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 Phillip R. Taylor and wife, Deborah B. Taylor

the bargainor s, 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 22nd day of July, 2005.

Commission expires 1/20/09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEON SHARBER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD