Realty Title 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 09/06/05 14:16 2 pgs
Fees:13.00 Taxes:536.13
20050906-0106703

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,900.00

Amy Elmore
Affiant

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 30th day of August, 2005.

Robbin Teasley
Notary Public
My commission expires: 11/27/06

15-0508-150431

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nathalie G. Boudreau	1st Trust Bank for Savings	064-16-0-D-175.00-CO
2516 Winter Springs Court	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187	

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, Ricky C. Taylor and wife Amy George, now Taylor, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nathalie G. Boudreau, hereinafter called the Grantees, their 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. 155, on the Plan of Truxton Park, Section Three, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky C. Taylor, an unmarried man and Amy George, an unmarried woman, by deed from Beazer Homes Corporation d/b/a Phillips Builders, dated May 23, 2002, of record in Instrument No. 20020604-0067411, Register's Office for Davidson County, Tennessee.

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 2516 Winter Springs Court, Hermitage, TN 37076

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 ~~30th~~ 31st day of August, 2005.

Ricky C. Taylor

Amy George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this ~~30th~~ 31st day of August, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

