WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/07/05 13:33 2 pgs
Fees:13.00 Taxes:570.21
20051007-0121556

OWNER:
Name **Desmond L. Taylor**
Address **5108 Lana Renee Court**
City/State/Zip **Hermitage, TN 37076**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

James H. Studdard Sr., an unmarried person ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Desmond L. Taylor, an unmarried person, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 of Roxborough of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to James H. Studdard* and wife, Patricia B. Studdard, by Deed dated June 2, 1989 from Ernie B. Jones and wife, Karen D. Jones, of record in Book 7857, page 309, Register's Office for Davidson County, Tennessee. Patricia B. Studdard died on July 4, 2003 leaving James H. Studdard* as the surviving tenant by the entirety.

***James H. Studdard and James H. Studdard, Sr. are one and the same person.**

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 98, Group 1, Parcel 97

This is improved property known as: 5108 Lana Renee Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **23rd** day of **September, 2005.**

James H. Studdard Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **James H. Studdard Sr.** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **23rd** day of **September, 2005.**

JEFFREY C. HORN
NOTARY PUBLIC
WILLIAMSON COUNTY

Commission expires _____

Notary Public

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$154,110.00**

Affiant Desmond L Tough

Subscribed and sworn to before me, this the 23rd day of September,2005.

My commission expires:

Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008