Davidson County DEEDWARR
Recvd: 11/22/05 12:00 2 pgs
Fees:13.00 Taxes:499.50

20051122-0141036

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Michelle D. Hammond and<br>Carol J. Hammond<br>3960 Baxter Road<br>Joelton, TN 37080 | CTX Mortgage Co.<br>P.O. Box 199077<br>Dallas, TX 75219-9077 | 8-00-0-173.00 |

FOR AND IN 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, Christopher G. Taylor, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Michelle D. Hammond, an unmarried woman and Carol J. Hammond, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 1st Councillmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Tract No. 1 of the Loy Leo Thomas Subdivision, of record in Plat Book 6200, page 807, Register's Office for Davidson County, Tennessee, Reference is made to said plat for a more complete description thereof.

Being the same property conveyed to Christopher G. Taylor from Merri Lee Puckett, a single person by deed dated 12/30/04 of record in Instrument No. 20050111-0004015, said Register's Office.

This is improved property known as: 3960 Baxter Road, Joelton, TN 37080

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. Whenever 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 hands this 21 day of November, 2005.

Christopher G. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Christopher G Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 21st day of November, 2005.

NOTARY PUBLIC

My commission expires: 6/15/05

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Michelle D. Hammond
AFFIANT

Subscribed and sworn to before me this 21st day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY