THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 01/03/06 10:49 2 pgs
Fees:13.00 Taxes:530.95
20060103-0000396

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Clark M. Moss 825 Neelys Bend Road Madison, TN 37115	Coldwell Banker Mtg. 3000 Leaderhall Road Mount Laurel, NJ 08054	05206005700

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, WE,

Glenn F. Taylor and wife, Margie Taylor

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

Clark M. Moss

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:

Beginning at a point in the northerly margin of Neely's Bend Road at the corner of Lot No. 4 and a tract marked "Exclusive Area"; thence with the line between Lot No. 4 and a the "Exclusive Area" tract, northerly 271.6 feet to a point, and continuing with the line between said two tracts northwesterly 114.0 feet to the northwest corner of Lot No. 4 in the south line of Lot No. 87; thence easterly, along the line between Lots No. 4 and 87, 180.0 feet to the corner of Lots Nos. 3 and 4; thence southerly along the line between said lots, 471.0 feet to the northerly margin of Neely's Bend Road; thence along said road westerly 115.0 feet to the beginning.

Being the same property conveyed to Glenn F. Taylor and wife, Margie Taylor by Deed, dated August 10, 2001 of record in Instrument No. 20010815-0088256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as: 825 Neelys Bend Road Madison, TN 37115

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 HANDS THIS 22nd day of December, 2005

Glenn F. Taylor

Margie Taylor

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Glenn F. Taylor and wife, Margie Taylor

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 22nd day of December, 2005

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2005

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN