This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 02/02/06 14:24 2 pgs
Fees:13.00 Taxes:481.00

20060202-0013215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $130,000.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2006.

Notary Public
My commission expires: 11-2

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James M. Taylor	Guaranty Trust Company	83-12-16
2421 Chapman Drive	316 Robert Rose Dr, PO Box 1218	
Nashville, TN 37206	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brent Eugene Wiles, and wife, April D. Wiles, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James M. Taylor, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74, as shown on the map entitled Eastland Acres, Section II, as of record in Plat Book 2331, page 7, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent Eugene Wiles, by deed from Walter P. Lott and wife, Betty Harris Lott, as of record in Book 10549, page 75, Register's Office for Davidson County, Tennessee.

April D. Wiles joins in this conveyance to convey any and all rights she may have in the subject property, especially her marital rights.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2421 Chapman Drive, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 31st day of January, 2006.

Brent Eugene Wiles

April D. Wiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brent Eugene Wiles, and April D. Wiles, 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 and official seal this 31st day of January, 2006.

My commission expires: 11-25-07

Darlene Short
Notary Public

