BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF MARCH, 2006. Notary Public MY COMMISSION EXPIRES: September 22, 2007. (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/28/06 11:26 2 pgs
Fees:13.00 Taxes:490.25
20060328-0035136

LEE A. COHEN NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. MADDOX, ET UX	**SUNTRUST MORTGAGE, INC.**	**074-12-0-046.00**
(NAME) **429 BONNAWOOD DRIVE**	(NAME) **P. O. BOX 26149**	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) **RICHMOND, VA 23260**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, GARRY A. TAYLOR AND WIFE, DEBORAH C. TAYLOR AND DAVID A. TAYLOR, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM R. MADDOX AND WIFE, BENITA L. MADDOX,** 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:

Land in Davidson County, Tennessee, being Lot No. 755, on the Plan of Hermitage Hills, Section 7, as of record in Plat Book 3300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Garry A. Taylor and wife, Deborah C. Taylor and David A. Taylor, unmarried, from John David Schmelzer, Jr., and wife, Margaret A. Schmelzer by deed of record in Instrument #20031010-0150926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 3300, page 62, Restrictive covenants of record in Book 3399, page 446 and Book 3404, page 165, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **429 BONNAWOOD DRIVE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 20 day of March, 2006.

Garry A. Taylor
GARRY A. TAYLOR

DAVID A. TAYLOR

Deborah C. Taylor
DEBORAH C. TAYLOR

STATE OF VIRGINIA
COUNTY OF Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Garry A. Taylor and Deborah C. Taylor,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of March, 2006.

My commission expires: October 31, 2009

Tamika R. Groves
Notary Public

TAMIKA R. GROVES NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA
COUNTY OF Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David A. Taylor,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of March, 2006.

My commission expires: October 31, 2009

Tamika R. Groves
Notary Public

TAMIKA R. GROVES NOTARY PUBLIC COMMONWEALTH OF VIRGINIA