Davidson County DEEDWARR
Recvd: 03/31/06 15:20 3 pgs
Fees:18.00 Taxes:2548.21

20060331-0036917

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael Taylor, and wife Mary Taylor 721 Priest Place Franklin, TN 37067	Same	145-04-0 027.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Bla-Lock Company, L.L.C., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Michael Taylor and wife, Mary Taylor, the GRANTEE(S) herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Will T. Vance Subdivision, as shown on plat of record at Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to the Bla-Lock Company, L.L.C., a Tennessee limited liability company, by Deed of record at Instrument No. 20051107-0134895, Register's Office for Davidson County, Tennessee.
>
> This is improved property is known as 1030 Overton Lea Road, Nashville, Tennessee 37220.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT A

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all

BB.

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 my hand this 1 day of March, 2006.

Bla-Lock Company, L.L.C.

By: _____
Bernie Bloemer

Its: President

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Bernie Bloemer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Bla-Lock Company, L.L.C., the bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 7 day of March, 2006.

_____
Notary Public

My Commission Expires: July 21, 2009

ALLISON R. GRIFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $688,706.07.

_____
Affiant

Sworn to and subscribed before me this 31 day of March, 2006.

_____
Notary Public

My Commission Expires: July 21, 2007

ALLISON R. GRIFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

N:\Clients N-T\Nashville Bank & Trust 54544\Taylor, Michael and Mary-Loan 14265\Other\Warranty Deed.doc

EXHIBIT A

Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 145-4/27.

ALL matters shown on Plat recorded at Instrument No. 20021203-0148920.

Grant of a Sewer Line Easement as of record at Instrument No. 20030320-0036846.