BOX 13
10739

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00.

Affiant

Subscribed and sworn to me on April 13, 2006.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21600SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Taylor 4645 Chalmers Drive Nashville, TN 37215	People's Home Equity, Inc. ~~SAME AS NEW OWNER~~ 12 Music Circle South Nashville, TN. 37203	131-14-33

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jane Baldwin Eakes, individually as beneficiary under the Last Will and Testament of Margaret Baldwin Farrar, and as Personal Representative of the Estate of Margaret Baldwin Farrar, and husband, Luther Hoyte Eakes and Harry Elliott Baldwin, beneficiary under the Last Will and Testament of Margaret Baldwin Farrar, and wife, Rita Baldwin**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Scott Taylor, an unmarried man,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Tynewood Estates, Section 1, of record in Book 2900, page 88, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Baldwin Farrar by Deed to Create Estate by Entireties from Harwell M. Farrar of record in Book 4737, page 556, in the Register's Office for Davidson County, Tennessee. Harwell M. Farrar and Margaret Baldwin Farrar subsequently divorced. The said Harwell M. Farrar has since died and by his Last Will and Testament of record as part of Case No. 68898 in the Probate Clerk's Office for Davidson County, Tennessee, his interest in said property was devised to Dorothy Farrar Hagen and Harwell Morton Farrar, Jr. Harwell Farrar, Jr. and Dorothy Farrar Hagen conveyed their interest in said property to Margaret Baldwin Farrar by Quitclaim Deed of record in Book 5740, page 339, in said Register's Office. The said Margaret Baldwin Farrar has since died leaving her Last Will and Testament of record as part of Case No. 06P-518 in the Probate Clerk's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

Davidson County DEEDWARR
Recvd: 05/12/06 14:19 3 pgs
Fees:18.00 Taxes:1332.00
20060512-0056166

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2900, page 88, in the Register's Office for Davidson County, Tennessee.
4. Sewer easements granted to the City of Nashville of record in Book 3530, page 600, in said Register's Office.

This property is also known as improved property located at 4645 Chalmers Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on April 13, 2006.

Estate of Margaret Baldwin Farrar

By: _____
Jane Baldwin Eakes, Individually and as Beneficiary

_____ Eakes POA
Luther Hoyte Eakes

By: _____
Jane B. Eakes, Attorney-In-Fact

By: _____
Harry Elliott Baldwin, Beneficiary

_____
Rita Baldwin

The undersigned Luther Hoyte Eakes spouse of Jane Baldwin Eakes and Rita Baldwin spouse of Harris Elliott Baldwin join in the conveyance for the purpose of conveying any marital interest that they may have in subject property, but not further or otherwise.

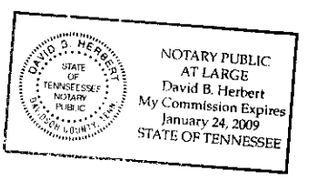
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 13, 2006, before me personally appeared Jane Baldwin Eakes to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 13, 2006.

NOTARY PUBLIC

My Commission Expires:



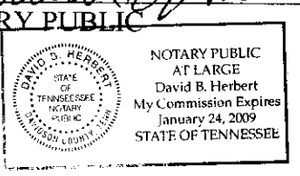
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane B. Eskes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Luther Hoyte Eskes, as his Attorney in Fact, of record in Book 8262, page 893, Register's Office for Davidson County, Tennessee, as the free act and deed of the within named Luther Hoyte Eakes.

Witness my hand and official seal this 13th day of April 2006.

NOTARY PUBLIC

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 13, 2006, before me personally appeared Harry Elliott Baldwin and wife, Rita Baldwin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 13, 2006.

NOTARY PUBLIC

My Commission Expires:

