RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/31/06 14:17 2 pgs
Fees:13.00 Taxes:423.65
20060531-0063916

W & I Ref:(_____) Title No: 47816
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael T. Hillsamer Jose Louis Ramirez 2728 Hartford Drive Nashville, Tennessee 37210	Wells Fargo Bank, N.A. 4800 W. Wabash Avenue Springfield, IL 62711

TAX MAP-PARCEL NUMBERS: 11910015100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$114,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane Ellen Taylor, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Hillsamer and Jose Louis Ramirez, joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hidden Acres of record in Book 1130, page 89 Register's Office for said County.

Said Lot No. 10 fronts 75 feet on the easterly margin of Hartford Drive and extends back between parallel lines and 150 feet to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Jane Ellen Taylor, unmarried by deed from John A. Scott and wife, Tammy L. Scott of record in Doc. No. 20041001-0118788 Register's Office for said County.

James Taylor, spouse of Jane Ellen Taylor joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 89, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hartford Drive and a 10 foot easement for public utility purposes along the rear line(s). Restrictions contained in Book 1394, page 218, Book 1428, page 565 and Book 1432, page 528, said Register's Office.

This is improved property, known as: 2728 Hartford Dr, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24 day of May, 2006.

Jane Ellen Taylor

James Taylor

State of TENNESSEE

County of DAVIDSON

On this 24 day of May 2006, before me the undersigned authority, personally appeared **Jane Ellen Taylor,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

Notary

State of TENNESSEE

County of DAVIDSON

On this 24th day of May, 2006, before me the undersigned authority, personally appeared **James Taylor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

Sworn and subscribed before me this the 26 day of May, 2006

My Commission Expires: 05.26.2006

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public