return to: SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(1)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Sonya Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2006.

Tonja Barron
Notary Public

My commission expires: 1-20-09

Name and Address of New Owner:

Kent D. and Cathy R. Taylor
3701 Woodmont Boulevard
Nashville, TN 37215

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
3701 Woodmont Boulevard Nashville, TN 37215	117-5 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROXANNE M. COATS McDONALD,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **KENT D. TAYLOR AND WIFE, CATHY R. TAYLOR,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9, 10, 11 and 12 of Block A on the Plan of The Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record.

Said Lots Nos. 9, 10, 11 and 12 of Block A, adjoin and front together 105 feet on the southerly margin of Woodmont Boulevard and extend back 150 feet on the easterly line along the westerly margin of Foxhall Road and 150 feet on the westerly line to a dead line in the rear, measuring 103.9 feet thereon.

Being the same property conveyed to Roxanne M. Coats, single, by Warranty Deed from Gerald H. Langley, unmarried, of record in Book 8439, page 672, Register's Office for Davidson County, Tennessee. Roxanne M. Coats, having since married, is now Roxanne M. Coats McDonald.

Davidson County DEEDWARR
Recvd: 06/20/06 14:51 2 pgs
Fees:13.00 Taxes:1757.50
20060620-0073709

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

1. Metropolitan Nashville/Davidson County taxes for 2006 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Plan of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantees that she is lawfully seized 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; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the 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.

ARTHUR L. McDONALD, the husband of ROXANNE M. COATS McDONALD, Grantor, joins herein for the sole purpose of conveying any and all right, title and interest he may have in and to the property by virtue of marriage.

WITNESS our hands this 16th day of June, 2006.

ROXANNE M. COATS McDONALD

ARTHUR L. McDONALD

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named ROXANNE M. COATS McDONALD and husband, ARTHUR L. McDONALD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 16th day of June, 2006.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
Rubye Rainey
My Commission Expires
March 4, 2007
STATE OF TENNESSEE

F:\RUBYE\wd coats mcdonald to kent and cathy taylor.doc