Davidson County DEEDWARR
Recvd: 07/14/06 11:25 2 pgs
Fees:13.00 Taxes:1332.00

20060714-0085011

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 before me, this the 7th day of July, 2006.

Notary Public

My commission expires: 3/10/07

(AFFIX SEAL)

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dolen **Deborah Dolan Taylor**	**New Owner**	172-10B 44.00 CO
6253 Palomar Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Seth R. Maxwell and wife, Elizabeth D. Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dolen
Deborah Dolan Taylor , an unmarried woman

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 44 on the plan of Cluster Lot Development Christiansted Valley Phase 2, Revision 1, of record at Instrument No. 20010209-0012854, 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 Seth R. Maxwell and wife, Elizabeth D. Maxwell by deed dated 3/12/02, from Don B. Smithson d/b/a Don B. Smithson Construction of record in Instrument No. 20020325-0035846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **6253 Palomar Court, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 7th day of July, 2006.

Seth R. Maxwell

Elizabeth D. Maxwell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Seth R. Maxwell and Elizabeth D. Maxwell,** the bargainor(s) 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 Brentwood, Tennessee on this **7th** day of **July, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

