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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/28/06 13:38 2 pgs
Fees:13.00 Taxes:1295.00
20060728-0091619

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas B. Taylor Jr. and Rhonda C. Taylor

4606 Belmont Park
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

131-11-0-075.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Truett K. Smith JR. hereinafter referred to as Grantors, hereby transfers and conveys to Thomas B. Taylor Jr. and Rhonda C. Taylor, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot no. 33 on the Plan of Section 1, Seven Hills, as of record in Book 2133, page 81, Register's Office for said County. Said Lot No. 33 fronts 186 feet on the east side of Belmont Park Terrace and runs back between lines, 249.3 feet on the north line and 236.3 feet on the south line to a dead line in the rear, on which it measures 207 feet.

Being the same property conveyed to Truett K. Smith, JR. by Quitclaim Deed from Truett K. Smith, JR., Executor of the Estate of Truett K. Smith, SR.of record in Instrument # 20020911-0110952, Register's office for Davidson County, Tennessee, dated 9/9/02.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2133, Page 81, Register's Office of said County.

Easement of record in Book 4868, page 653, Register's Office of said County.

Restrictions, limitations, and easements of record in Book 2249, page 192, Register's Office of said County.

Owner's Certificate as set on the plan of said subdivision of record in Book 2133, pages 81 and 82, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4606 Belmont Park, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 hand this 20th day of July, 2006.

Truett K. Smith JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Truett K. Smith JR., with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/20/2006.

Witness my hand and official seal this 20th day of July, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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