Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606000

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/18/06 10:44 2 pgs
Fees:13.00 Taxes:185.00

20060818-0102064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Mary Collier
Affiant

Subscribed and sworn to before me, this 4th **day of** August **2006.**

Sandi McCloud
Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

03-0605-33673

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jon Sewell 477 Chestnut Street Nashville TN 37203	New owner	105-03-0-142

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ellen E. Taylor**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jon Sewell**, hereinafter called the Grantee, his successors 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 part of Lot No. 21 in Humphreys Houston and Martin Addition to Nashville, a per plan recorded in Book No. 36, Page 117, Register's Office for Davidson County, Tennessee, more particularly described as follows;

Beginning at a point the intersection of Humphreys and Chestnut, (formerly Franklin) Streets, and extending thence with the margin of Chestnut Street 85 feet to a point; thence southwardly 91' 7" to a point on Humphreys Street 107' 4" from the intersection of said Humphreys and Chestnut Streets; thence with the northerly margin of said Humphreys Street, 107' 4" to the beginning point. Said lot being triangular in shape.

Being the same property conveyed to Samuel H. Taylor and wife, Ellen E. Taylor by deed from Mrs. Hallie J. Taylor and Mrs. Josie Taylor, dated 10-26-55, of record in Book 2480, Page 491, Register's Office for Davidson County, Tennessee. Samuel H. Taylor now being deceased.

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.

This property is improved property known as 477 Chestnut Street, Nashville, TN 37203

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, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of August, 2006.

Ellen E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen E. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of August, 2006.

~~Diane K. Mann~~ Notary Public
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 02/03/10

