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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**MUDTER, MORGAN & PATTERSON**<br>**2000 Richard Jones Road**<br>**Suite 103**<br>**Nashville, Tennessee 37215**<br>**(615) 383-4429**<br><br>**File Box: 9B- GEM**<br>File #: 25876 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $91,000.00.<br><br>Jack D. Taylor<br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of September, 2006.<br><br>Notary Public<br><br>My Commission Expires: 7/19/08 |

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner(s):<br>Rachel Marie Taylor<br>1508 Preston Drive<br>Nashville, TN 37206 | Send Tax Bills to<br>New Owner | Tax Information:<br>Map/Parcel No:<br>07216017000 |

**This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JACK D. TAYLOR and wife, ELIZABETH R. TAYLOR ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to RACHEL MARIE TAYLOR, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1508 Preston Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/19/06 13:48 3 pg:
Fees:18.00 Taxes:336.70
20060919-0116010

IN WITNESS WHEREOF, Grantors have executed this instrument on this _____ day of September, 2006.

JACK D. TAYLOR

ELIZABETH R. TAYLOR

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JACK D. TAYLOR and wife, ELIZABETH R. TAYLOR, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2006.

Notary Public

My Commission Expires: 7/19/08

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 82 on the Map of Porter Heights, Part Two, as of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack D. Taylor and wife, Elizabeth R. Taylor by deed from the Estate of Samuel T. Sullins, Deceased, Sandra D. Douglas, Executrix recorded as Instrument No. 20051129-0143543, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. 2006 Real Property Taxes which have been prorated and assumed by the Grantee.