JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-VRE-06-0624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/06 10:52 2 pgs
Fees:13.00 Taxes:1017.13

20061013-0127355

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Taylor	Thomas H. Taylor	
624 Rochelle Drive (ADDRESS)	(NAME) 624 Rochelle Drive (ADDRESS)	146-15-0-099.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW J. MUNGER AND JENNETTE MERWIN,A S TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS H. TAYLOR AND WIFE, TESHA D. GARCIA-TAYLOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 22, PLAN OF HAILEYWOOD ESTATES, SECTION II, as shown on plat of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew J. Munger and Jeannette Merwin, as tenants in common with rights of survivorship by Warranty Deed from Joseph L. Cooper and wife, Debbie R. Cooper recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080886, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 624 Rochelle Drive, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 10th day of October, 2006.

Matthew J. Munger by Jennette M. Munger, attorney in fact
Matthew J. Munger

Jennette Merwin
Jennette Merwin

STATE OF Tennessee
COUNTY OF Davidson

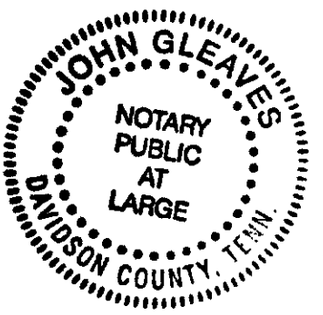
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennette Merwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



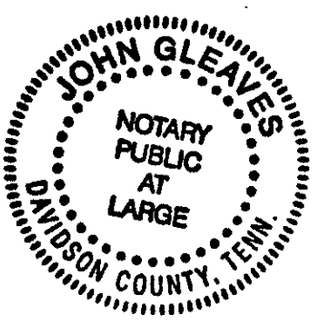
STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of October, 2006, before me personally appeared Jennette M. Merwin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew J. Munger and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew J. Munger.

Witness my hand and official seal, this the 10th day of October, 2006.

Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903