Name and Address of New Owner:

Jonathan Adam Taylor
3047 Richmond Hill Drive
Nashville TN 37207

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $129,000.00

Map & Parcel No.
60-2 177.00

Davidson County DEEDWARR
Recvd: 02/06/07 12:25 2 pgs
Fees:13.00 Taxes:477.30
20070206-0015470

Affiant
Subscribed and sworn to before me on 01/31/07.

Notary Public

My Commission Expires:_____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, William Leslie Nance,* (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jonathan Adam Taylor and Sherron D. Davis,** (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows: *unmarried **both unmarried

Property commonly known as: 3047 Richmond Hill Dr., Nashville, TN 37207
County of Davidson

Certain tract or parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119 and 120, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common rear corners of Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet, thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to William Leslie Nance by quitclaim deed from Vickie Jenkins Nance dated 4/5/06 and filed of record in Instrument No. 20060406-0039749, said Register's Office.

WLN

Being the same property conveyed to William Nance and wife, Vicky Nance by deed from Fannie Elijah Craig and Yolanda Elijah Bowman dated 12/4/03 and filed of record in Instrument No. 20031209-0176532, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3047 Richmond Hill Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 01/31/07.

William Leslie Nance

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, William Leslie Nance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31 day of January, 2007.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 7/28/07

My Commission Expires July 28, 2007