THIS INSTRUMENT PREPARED BY:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/02/07 14:16 2 pg
Fees:13.00 Taxes:460.28
20070402-0039057

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Marius F. Nortje 908 McClurkan Avenue Nashville, TN 37206	NEW OWNER	072-13-0-452.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,400.00.

Affiant

Subscribed and sworn to before me this 28 day of March, 2007

Notary Public
My Commission Expires: 9/8/07

ALLISON W. EGAN NOTARY PUBLIC SUMNER COUNTY, TENN. AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Charles K. Taylor , widower**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Marius F. Nortje,** unmarried (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Trevecca Subdivision of Renraw of record in Book 421, page 72-73, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles K. Taylor and wife, Retria Taylor, by Warranty Deed, from Robert H. Braswell, of record in Book 11361, Page 667, Register's Office for Davidson County, Tennessee, dated February 26, 1999 and recorded March 2, 1999. Retria Taylor has since deceased.

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes or special assessments which are not shown as existing liens by the public records. 2007 taxes and following a lien, but not yet due and payable
Map & Parcel: 072-13-0-452.00
Davidson County: $1138.50 PAID 02/23/07 All matters as set forth per Plat of record in Book 421, Page 72-73 , Register's Office for Davidson County, Tennessee. END OF SCHEDULE B -SECTION 2

THIS IS **improved** PROPERTY KNOWN AS 908 McClurkan Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 28th day of March, 2007

Charles K. Taylor

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Charles K. Taylor and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 28th day of March, 2007.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Title and
Escrow Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075

Return to
Property Title and
Escrow Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075