THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 05/16/07 10:48 2 pgs
Fees:13.00 Taxes:1276.50
20070516-0058499

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***345,000.00.

X _____
Affiant

Subscribed and sworn to before me this 15 day of May, 2007.

_____
Notary Public

My Commission Expires: 03/24/2008

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
TENN.
My Commission Expires JAN. 24, 2009

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Kimberly Daly 1617 Holly Street Nashville, Tennessee 37206	SAME	MAP 083-10-0 PARCEL 215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty-Five Thousand and 00/100 dollars ($***345,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, R. Lynn Taylor, unmarried (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Kimberly Daly and Timothy L. Morris, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of The Chadwell Home Place of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Delores Delvin and R. Lynn Taylor, both unmarried, as Joint Tenants with Right of Survivorship, by deed dated August 31, 1993 from Donna P. Benning, of record in Book 9068, Page 494 at the Register's Office for Davidson County, Tennessee; the said Delores Delvin having since conveyed her interest to R. Lynn Taylor by deed dated November 25, 2002, of record as Instrument No. 20021203-0148660 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to R. Lynn Taylor, by Deed of Correction of record in Instrument No. 20070516-0058498 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as 1617 Holly Street Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the plan of The Chadwell Home Place of record in Book 57, Page 135 ~~and 136~~, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant of record as Instrument No. 20010611-0061051.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of May, 2007.

R. Lynn Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 15 day of May, 2007.

Notary Public

My Commission Expires: March 22, 2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE