G#20576-2 Box #14A

Davidson County DEEDWARR
Recvd: 06/22/07 08:30 2 pgs
Fees:13.00 Taxes:418.10
20070622-0074517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $113,000.00.

Anna C Turner
Affiant

Subscribed and sworn to before me on this 15th day of June, 2007.

Jennifer L. Johnson
My commission expires: March 7, 2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

V4073-196
This instrument was prepared by:
Wilson and Associates, PLLC
100 Winners Circle, Suite 110
Brentwood, TN 37027
(615)221-0021

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Anna C Turner 1814 Welcome Lane Nashville, TN 37216	SunTrust Mortgage Inc. P. O. Box 79041 Baltimore, MD 21279-0041	135-12-0-A-029.00co and 135-12-0-A-066.00co

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Taylor, Jr., and Abigail M. Taylor**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents does transfer and convey unto **Anna C Turner, an unmarried person,** hereinafter called the Grantee(s), and her heirs and assigns, a certain tract of land in Davidson, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2059 together with garage designated No. 2059-G on the Plan of Nashboro Village Twelve Condominiums, of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereto by reference.

Being the same property conveyed to Robert E. Taylor, Jr., and Abigail M. Taylor, by Special Warranty Deed dated July 22, 2005, from The Bank of New York, as Trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-2, of record in Instrument No. 20050801-0089547 and being the same property (garage) conveyed to Robert E. Taylor, Jr., and wife, Abigail M. Taylor, by Quitclaim Deed dated March 2, 2006, from James E. Brown and daughter, Peony P. Brown, of record in Instrument No. 20060815-0100224, Register's Office for Davidson County, Tennessee

The above-described property is unencumbered except for: Declaration of Covenants and Restrictions of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of Revised Nashboro Village Open Space and Recreational Areas, of record in Book 4860, Pages 72-76, Register's Office for Davidson County, Tennessee. By-Laws of Nashboro Village Twelve Homeowner's Association, Inc, of record in Book 4827, Page 47, Register's Office for Davidson County, Tennessee. Charter of Nashboro Village Twelve Condominium Association, of record in Book 4828, Page 829, Register's Office of Davidson County,

Tennessee. Charter of Nashboro Village Homeowner's Association, of record in Book 4828, Page 834, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), her heirs and assigns, forever; and Grantor(s) do/does covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do/does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 2007.

Robert E. Taylor, Jr

Abigail M. Taylor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Tennessee

)ss.

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Taylor, Jr., and Abigail M. Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand this 15 day of June 2007.

(SEAL)

Notary Public

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

My Commission Expires:_____