Davidson County DEEDWARR
Recvd: 07/17/07 10:16 2 pgs
Fees:13.00 Taxes:172.05
20070717-0084861

This instrument prepared by:
AUD Return to

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of July, 2007, by and between Baxter Hyde Jr, unmarried, party of the first part, and Palmeda D Taylor, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of , State of Tennessee, to wit:

Being the southerly 35.9 feet of Lots Nos. 1 to 4 inclusive, on the Plan of Haynie's Subdivision of Blocks 1 and 2 of Blocks "B", in Haynie's Free Silver Plan, as of record in Book 161, Page 161, Register's Office for said County. Said part of Lots 1 to 4 inclusive fronts 35.9 feet on the easterly side of Bryan Street, and extends back between parallel lines 100 feet with the northerly margin of an alley, to a dead line.

Being all or part of the same property conveyed to Baxter Hyde, Jr., by virtue of that certain Warranty Deed dated March 30, 1976, at Book 5010, Page 170 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Baxter Hyde Jr

Palmeda D. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Baxter Hyde Jr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Memorie K. White
Notary Public

My Commission Expires: 9-9-09

Property Owner & Address: Palmeda D Taylor 2737 Fleet Dr Hermitage, TN 37076
Palmeda D Taylor

Tax Parcel No 07080 80188 00

Property Address: 903 Free Silver Road
Nashville, TN 37207

MAIL TAX BILLS TO: Pamelda Taylor
2737 Fleet Dr.
Hermitage, TN 37076

Firm File #: 20070617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $46,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Linda Wat
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of July, 2007.

Notary Public

My Commission Expires: 6.4.07

TINA TARACZKOZY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON