WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2008.~~ 3-20-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francia E. Graff	Market Street Mortgage ~~Francia E. Graff~~	13301009100
(NAME) 422 Patterson Street	(NAME) 6040 Camp Bowie Blvd. Ste 26 ~~422 Patterson Street~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Fort Worth, TX 76116 ~~Nashville, TN 37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven Lee Taylor and wife, Amanda Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francia E. Graff, an unmarried person., HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Patterson's Subdivision of Maple Hill, recorded in Plat Book 332, Page 75, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to Steven Lee Taylor, a married person by Warranty Deed dated June 5, 2006 from Stacy D. Pate, married of record in Instrument No. 20060619-0072666 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ■ property, known as 422 Patterson Street, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of July, 2007.

Davidson County DEEDWARR
Recvd: 07/18/07 14:13 2 pgs
Fees:13.00 Taxes:314.13
20070718-0085580

Steven Lee Taylor

Amanda Taylor

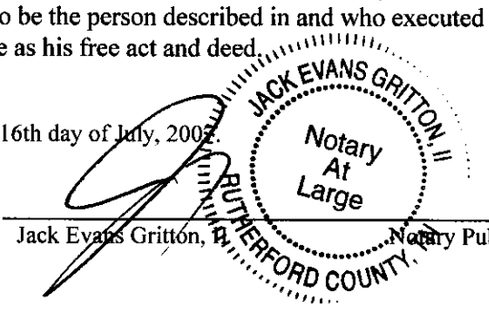
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 16 day of July, 2007, before me personally appeared Steven Lee Taylor and wife, Amanda Taylor, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of July, 2007.

Commission expires: June 22, 2008



Jack Evans Gritton, II, Notary Public