THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07060160** Davidson County DEEDWARR Recvd: 07/19/07 15:31 2 pgs Fees:13.00 Taxes:1766.75 20070719-0086117	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $477,500.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2007. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael W. Taylor and Emily C. Taylor 5833 East Ashland Dr. Forest Hill Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 14509004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard W. Jones and Jean C. Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Taylor and Emily C. Taylor**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*wife, *wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF TYNE VALLEY ESTATES, SECTION V, AS OF RECORD IN BOOK 3600, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH MARGIN OF EAST ASHLAND DRIVE AT THE CORNER OF LOTS NOS. 107 AND 108; THENCE EAST WITH SAID DRIVE, 206.6 FEET TO A MONUMENT; THENCE AROUND A CURVE IN A SOUTHEASTERLY DIRECTION 37.31 FEET TO A MONUMENT IN THE WESTERLY MARGIN OF ROBERT E. LEE DRIVE; THENCE WITH SAID DRIVE, SOUTHERLY 195.20 FEET TO THE CORNER OF LOTS. NOS. 108 AND 109; THENCE WESTERLY WITH THE LINE OF SAID LOTS AND LOT NO. 110, 220.4 FEET TO A MONUMENT; CONTINUING WESTERLY WITH THE LINE BETWEEN LOTS NOS. 108 AND 110, 74 FEET TO THE CORNER OF LOTS NOS. 107 AND 108; THENCE NORTHERLY WITH THE LINE OF SAID LOTS, 203 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. JONES AND WIFE, JEAN C. JONES BY WARRANTY DEED FROM ANGELO C. VALENTI AND SUSAN M. VALENTI, RECORDED ON THE 17TH DAY OF AUGUST, 1992 IN BOOK 8702, PAGE 966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 5833 East Ashland Dr. Forest Hill Nashville TN 37215 Robert E. Lee Drive

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2007.

Richard W. Jones

Jean C. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard W. Jones and Jean C. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY