Record & Return to

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

07-0230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cayce Taylor (NAME)	Guaranty Trust Company (NAME)	075-08-0-A-
177 Brooke Castle Drive (ADDRESS)	316 Robert Rose Dr. (ADDRESS)	78.00-CO
Hermitage, Tn 37076 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37129 (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, Georgeanna Wilson Dozier and husband, Damon Paul Dozier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cayce Taylor, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 177, of Brook Castle Condominiums of record in Plat Book 6250, page 627 and as amended by Instrument of record in Book 6680, page 905 and re-recorded in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan refernece is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Georgeanna Wilson by Warranty Deed from Brookcastle, L.L.C., a Tennessee limited liability company dated 11/14/97 and recorded on 11/18/97 of record in Book 10658, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Georgeanna Wilson and Georgeanna Wilson Dozier being one and the same person.

Damon Paul Dozier joins in this deed in order to convey any right, title or interest he may have in the property by virtue of his marriage to Georgeanna Wilson Dozier.

Davidson County DEEDWARR
Recvd: 08/14/07 10:54 2 pgs
Fees:13.00 Taxes:295.63

20070814-0097028

unimproved ( )
This is improved (X) property, known as 177 Brooke Castle Drive, Hermitage, Tn 37076
(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 hand s this 3rd day of August, 2007

Georgeanna Wilson Dozier Georgeanna Wilson Dozier by Don Dozier, attorney in fact
By:
Don Dozier, Attorney-in-fact

Damon Paul Dozier Damon Paul Dozier by Don Dozier, attorney in fact
By:
Don Dozier, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Paul Dozier

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of August, 2007.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 3rd day of August, 2007, personally appeared before me, Don Dozier _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Georgeanna Wilson Dozier & Damon Paul Dozier and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 3rd day of August, 2007

My commission expires 04/05/09

Mark W. Kilpatrick
Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY