WARRANTY DEED

B-GMAC-07-LOT3

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

X Melvin L. Taylor
Affiant

Subscribed and sworn to before me, this 30th DAY OF November,

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin L. Taylor	New Owner (NAME)	
~~Lot 3, Sumatra Drive~~ ←	4100 central Pike Apt. 505 (ADDRESS)	
~~Nashville, TN 37128~~ ←	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	58-10-A-15 CO
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA BEARD BALDWIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELVIN L. TAYLOR AND WIFE, ROSALIND H. TAYLOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, ENCHANTED HILLS ADDITION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070720-0086789, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY QUIT CLAIM DEED FROM LISA BEARD BALDWIN, RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068116, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20070720-0086789; INSTRUMENT NO. 20070606-0067712 AND MODIFIED IN INSTRUMENT NO. 20070926-0114580; BOOK 1810, PAGE 20; INSTRUMENT NO. 20060406-0039495; BOOK 5611, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as Lot 3, Sumatra Drive, Nashville, Tennessee 37128
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/04/07 13:29 2 pgs
Fees:13.00 Taxes:333.00
20071204-0140357

Witness my/our hand(s) this 30th day of November, 2007.

Lisa Beard Baldwin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Beard Baldwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-8290