# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00**

Affiant

Subscribed and sworn to before me, this 28th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

DONNA C. PIONKE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY EXPIRES 1-26-2008

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John T. Taylor III | New South Federal Savings | 172-14-OB |
| (NAME) | (NAME) | (MAP) |
| 4525 Winfield Drive | 210 Automation Way | 2 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211 | Birmingham, AL 35210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joseph Wells and spouse, Cathey A. Wells, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John T. Taylor III and spouse, Cheryl L. Taylor, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 2, on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Plat Book 9700, pages 765 and 766 as revised in Instrument No. 20010313-0024108, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joseph Wells and wife, Cathey A. Wells, by deed from Newmark Homes, L.P., a Texas Limited Partnership, of record in Instrument No. 20010403-0032134, Register's Office for Davidson County, TN.

This conveyance is subject to the following: taxes for the current year and all subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691; By-Laws of record in Book 11113, page 717; all matters on the plan of Winfield Park of record in Book 9700, page 765 and 766 and revised in Instrument No. 20010313-0024108 and easement of record in Book 5552, page 857, all in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, know as: 4525 Winfield Drive, Nashville, Tennessee 37211

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 my/our hand(s) this 28th day of November, 2007.

Joseph Wells

Cathey A. Wells

Davidson County DEEDWARR
Recvd: 12/06/07 14:43 2 pgs
Fees:13.00 Taxes:1517.00

20071206-0141471

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Wells and Cathey A. Wells with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of November, 2007.

Notary Public

My Commission Expires: 11/14/09

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY