This instrument prepared by:
Jennifer Noe, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

NEW OWNERS:

Randall Veatch and wife,
Patricia Veatch
5301 Tennessee Avenue
Nashville, TN 37209

Map & Parcel: 09107011900

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 05/14/08 13:22 3 pgs
Fees:18.00 Taxes:385.91
20080514-0049598

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Walter Taylor, individually and as co-executor of the will of Walter Taylor, Ricky Darrel Taylor, individually and as co-executor of the will of Walter Taylor, Michael Taylor, Stephen Anthony Taylor, and Linda Kay Taylor, Grantors herein; have bargained and sold and by these presents do convey unto Randall Veatch and wife, Patricia Veatch, Grantees herein, their heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 1202 and the east 5 feet of Lot No. 1204 of Block 187, Plan No. 1, West Nashville, of record at Plat Book 57, page 74 and 75, Register's Office for said County. Said Lot and part of Lot front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines with the westerly margin of 53rd Avenue, North, 150 feet to an alley.
>
> AND BEING the same property conveyed to Walter Taylor and wife, Barbara Taylor, by deed from Barney Nicholas Warren and wife, Melba Epps Warren, of record at Book 3069, page 525, Register's Office of Davidson County, Tennessee. Barbara Taylor predeceased Walter Taylor. Walter Taylor died testate on December 12, 2005, with his estate being probated in the Chancery Court of Hickman County, Docket #06-092P. All the heirs per the probate have signed this document.
>
> This conveyance is subject to the 2008 Davidson County property taxes which have been prorated and payment of which is assumed by the Grantees.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the

title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 30 day of April, 2008.

Walter Taylor, individually and as co-executor of the will of Walter Taylor

Ricky Darrel Taylor, individually and as co-executor of the will of Walter Taylor

Michael Taylor

Stephen Anthony Taylor

Linda Kay Taylor Neeley

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, WALTER TAYLOR, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30 day of April, 2008.

NOTARY PUBLIC

JENNIFER F. NOE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 12/6/09

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RICKY DARREL TAYLOR, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 12/6/09

JENNIFER F. NOE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MICHAEL TAYLOR, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 12/16/09

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, STEPHEN ANTHONY TAYLOR, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 12/16/09

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, LINDA KAY TAYLOR, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 12/16/09

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $104,300.00.

Grantee

SWORN to and subscribed before me

this the 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 12/16/09

JENNIFER F. NOE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY