After Recording Return To:
Heritage Title Services
Maryland Park Center
115 East Park Drive STE#200
Brentwood, TN 37027

RECORD AND RETURN TO:
INVESCO TITLE COMPANY
1181 NASHVILLE PIKE
GALLATIN, TN 37066

Davidson County DEEDWARR
Recvd: 08/14/08 09:53 2 pg
Fees:13.00 Taxes:284.53
20080814-0083639

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of July 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/2011

LESLIE D. STACY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
INVESCO TITLE CO., 1181 NASHVILLE PIKE, GALLATIN, TN 37066

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggie Lehman **515 Wesley Ave** **Nashville, TN 37207**	New Owner	071-08 0199.00

FOR AND IN 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,

James C Taylor and wife Kathy S Taylor

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

Maggie Lehman

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:

Property being known as 515 Wesley Ave Nashville TN 37207 and being described as follows:

Being Lot No. 70 on the Map of Joywood Heights, Section One, as of record in Book 1130, page 91, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts sixty (60) feet on the north side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line

Being the same property conveyed to James C Taylor and wife Kathy Sue Taylor by Quitclaim Deed from Beatrice Beasley, a widow dated 11/28/94 and filed for record on 11/28/94 of record in Book 9529, page 502, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **515 Wesley Ave, Nashville, TN 37207**
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 hands this 21st day of July 2008, .

James C. Taylor
James C Taylor

Kathy S. Taylor
Kathy S Taylor

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James C Taylor** and wife **Kathy S Taylor** the bargainor(s) 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 at Hartsville , Tennessee, this 21st day of July, 2008.

Commission Expires: 1/24/2011 Leslie D Sircy
Notary Public

LESLIE D. SIRCY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Exp...

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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, executed 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 _____ , Tennessee, this _____ day of , .

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of , , before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this _____ day of , .

My commission expires:_____ _____
Notary Public