McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2008.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/19/08 14:32 2 pgs
Fees:13.00 Taxes:381.10
20080919-0095946

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Taylor **Charlene L. Taylor**	**WR Starkey Mortgage, LLP**	**Map 051, Group 08-0, Parcel 002**
1015 Gibson Drive	**512 Autumn Springs Court, Suite 104D**	
Madison, Tennessee 37115	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Flor Melgar, umarried

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

John M. Taylor, and wife, Charlene L. Taylor

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 part of Parcel "B" on the Plan of Stratton Heights, of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee and being more particularly described as follows: BEGINNING at a point in the Easterly margin of Gibson Drive, said point being 148 feet North of the Northwest corner of Lot 78 in said subdivision, thence with the Easterly margin of Gibson Drive, Northwardly 100 feet to a point in the center of Gibson's Creek, being the Southwest corner of the property conveyed to Tom L. Bing and wife, by deed for E.C. Chance and wife, of record in Book 1878, page 635, Register's Office for said County; thence with Bing's Southerly line Eastwardly 260 feet more or less to a Westerly margin of the L&N Railroad right-of-way; thence with said right-of-way South 71 degrees 41 minutes East 15 feet to a point; thence continuing with said right-of-way South 18 degrees 19 minutes West 150 feet to a point, said point being 169.4 feet North of the Northeast corner of Lot Number 78 in said subdivision; thence Westerly 225 feet more or less to the Easterly margin of Gibson Drive, the point of beginning.

Being the same property conveyed to Kathryn M. Viers, by Warranty Deed, from Jodi L. Viers Stapler and husband, Eric Stapler, of record in Instrument No. 20060627-0076839, Dated June 23, 2006. Said property was conveyed to PRLAP, Inc., Trustee, of record in Instrument No. 20060627-0076840, Dated June 23, 2006, who hereby appointed Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20080220-0016581. Shapiro & Kirsch, LLP, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Bank of America, N.A.,, of record in Instrument No. 20080317-0026573, Dated March 4, 2008. Also being the same property conveyed to Flor Melgar, by Special Warranty Deed, from Bank of America, N.A., of record in Instrument No. 20080502-0045247, Dated April 9, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 13, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 5441, page 548, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement to Louisville and Nashville Railroad.
Rise and Fall of Gibson Creek and any water rights thereto.
Subject to Riparian Rights.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1015 Gibson Drive, Madison, Tennessee 37115.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 12th day of September, 2008.

Flor Melgar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Flor Melgar, the within named sellers, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2008.

Notary Public

My Commission Expires: 3-14-09

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **08565-SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027