BILL GARRETT, Davidson County
Trans:T20100008373 DEEDWARR
Recvd: 02/10/10 14:42 2 pgs
Fees:13.00 Taxes:159.10
20100210-0010542

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2010.

Lee G. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHR PROPERTIES LLC	**SAME**	**071-11-0-086.00**
(NAME) **P. O. BOX 891**	(NAME)	
(ADDRESS) **MADISON, TN 37116**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDDIE TAYLOR, UNMARRIED AND SHERON ROBINSON, FORMERLY KNOWN AS SHERON TAYLOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2, on the plan of the Ogden Property as of record in Book 1, Pages 115 and 133, Chancery Court Clerk's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the northerly margin of Edith Avenue, said point being the southwest corner of the herein described tract; thence in a northerly direction, 158 feet to a point; thence in a westerly direction 58.5 feet to a point; thence in a southerly direction, 163 feet, more or less, to a point in the northerly margin of Edith Avenue; thence easterly along Edith Avenue, 55 feet to the point of beginning.

Being the same property conveyed to Eddie Taylor and Sheron Taylor, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record as Instrument No. 20040805-0094519, dated July 30, 2004, Register's Office for Davidson County, Tennessee. Eddie Taylor and Sheron Taylor have since divorced. See Final Decree of Divorce entered August 11, 2008 in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 08D-1433.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of either Eddie Taylor or Sheron Robinson.

Eddie Taylor, Eddie Lee Taylor and Eddie L. Taylor are one and the same person.

Sheron Robinson, Sheron Patrice Robinson, Sheron Patrice Taylor, and Sheron Taylor are one and the same person.

Unimproved ( )
This is improved(X) property, known as **338 EDITH AVENUE, NASHVILLE, TN 37207**
(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 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 9th day of February, 2010.

Eddie Taylor
EDDIE TAYLOR

Sheron Robinson
SHERON ROBINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eddie Taylor and Sheron Robinson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2010.

My commission expires: **AUGUST 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public