BILL GARRETT, Davidson County
Trans:T20100053923 DEEDWARR
Recvd: 08/30/10 13:29 2 pgs
Fees:13.00 Taxes:1239.50
20100830-0068588

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James N. Sullivan 6503 Grayson Court Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 11514000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert C. Taylor, Jr., Trustee of the Sarah Sharp Taylor Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James N. Sullivan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 808 on the Plan of West Meade Farms, Inc., Sec. 9, Revised of record in Book 4060, page 63 Register's Office for said County.

Said Lot No 808 fronts 95.6 feet on the easterly margin of Grayson Court and extends back 520.6 feet on the southerly line and 379.72 feet on the northerly line to a dead line in the rear, measuring 277.2 feet thereon.

Together with and subject to, as an appurtenance, that certain Driveway Easement and Agreement of record in Book 4244, page 176, said Register's Office, amended in Doc. No. 20050314-0027530, said Register's Office.

Being the same property conveyed to Sarah S. Taylor, an unmarried person, by Warranty Deed from Sam L. Felts, Jr. and spouse, Jamie Knox Felts, dated November 27, 1992 and recorded on December 3, 1992, of record in Book 8803, page 54, re-recorded in Book 9279, page 364, Register's Office for Davidson County, Tennessee. The said Sarah S. Taylor has since died. The Pourover Will and Testament of Sarah Sharp Taylor of record in Docket No. 10P-234 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to the Sarah Sharp Taylor Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4060 Page 63, said Register's Office, which Plan shows a 115foot minimum building setback line from Grayson Court and a 10 foot easement for public utility purposes along the rear line; Driveway Easement and Agreement of record in Book 4244, page 176, said Register's Office, amended in Doc. No. 20050314-0027530, said Register's Office.

This is improved property, known as: 6503 Grayson Court, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2010.

TRUSTEE

Robert C. Taylor, Jr., Trustee of the Sarah Sharp Taylor Living Trust

State of TENNESSEE
County of DAVIDSON

On this 26thth day of August, 2010 , before me the undersigned authority, personally appeared **Robert C. Taylor, Jr.**, Trustee of the Sarah Sharp Taylor Living Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2010

My Commission Expires: 11-16-2011

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public