39B

BILL GARRETT, Davidson County
Trans:T20100061074 DEEDWARR
Recvd: 09/28/10 13:57 2 pgs
Fees:13.00 Taxes:869.50
20100928-0077201

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Leslie C. Taylor
661 Magnolia Lane
Nashville, TN 37211

SEND TAX BILL:

SA Mortgage Ser. LLC
dba Birchfield Home Mortgage
1600 Golf Road Ste. 500
Rolling Meadows, IL 60008

MORTGAGEE:

MAP AND PARCEL:

172-03-OB-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged; **Beth T. Davis and husband, Hearl B. Davis, III**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Leslie C. Taylor**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled The Woodlands Phase 2, of record as Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Beth T. Davis and husband, Hearl B. Davis, III, by deed from David W. Miller and wife, Jill T. Miller, of record as Book 11286, page 755, dated December 29, 1998, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 661 Magnolia Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 24th day of September, 2010.

Beth T. Davis

Hearl B. Davis, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Beth T. Davis and Hearl B. Davis, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24th day of September, 2010.

Notary Public

My Commission Expires: 07/07/2014

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 7, 2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

SANDI WILEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
this 24th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-2012