WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $104,000.00

April L. Taylor
Affiant

Subscribed and Sworn to before me, this 14th day of October, 2011.

Notary Public

My commission expires: 1-7-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110065144 DEEDWARR
Recvd: 10/18/11 14:07 2 pgs
Fees:13.00 Taxes:384.80
20111018-0081068

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
April L. Taylor 1313 N. 6th Street Nashville, TN 37207	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	07116036800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael B. Taylor and wife Barbara J. Taylor,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **April L. Taylor, unmarried**, hereinafter called the Grantee(s), 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 Lot No. 25 on the Plan of TomJoy Subdivision of record in Book 3600, page 47, Register's Office for Davidson County.

Said Lot No. 25 fronts 55.15 feet on the easterly margin of North 6th Street and extends back 124.5 feet on the northerly line and 128.3 feet on the southerly line to a dead line in the rear measuring 77 feet thereon.

Being the same property conveyed to Michael B. Taylor and wife, Barbara J. Taylor by deed dated 7/3/86 from Roderick Iren Bahner and wife, Joan Adams Bahner of record in Book 6909, page 708, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3600, Page 47, said Register's Office.

Subject to restrictions of record in Book 3763, Page 136, said Register's Office.

This is (x) improved ( ) unimproved property known as 1313 N. 6th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 14th day of October, 2011.

Michael B. Taylor

Barbara J. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Michael B. Taylor and Barbara J. Taylor** the within named bargainors, 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 14th day of October, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY