STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of December, 2001.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/18/01 08:46 3pgs
Fees:18.00 Taxes:614.20
20011218-0139508

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad A. Reeder and Lisa M. Reeder
3409 Cobble Street
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 12B-2-256.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan Y. Conger and wife, Sarah H. Conger** hereinafter referred to as Grantors, hereby transfers and conveys to **Chad Reeder and Lisa Reeder, husband and wife** hereinafter referred to as 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 Lot No. 518 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, page 6 and amended in Book 7900, page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jordan Y. Conger and wife, Sarah H Conger by deed from Yazdian Construction, Inc. of record in Book 9215, page 90, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 6, as amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170 and Book 8885, page 517, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Water/sewer of record in Book 8377, pages 769 and 808, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Southern Bell of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sewer of record in Book 7690, page 260 and Book 8298, page 753, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 2021, page 374, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, page 304 and Book 9779, page 672, said Register's Office.

By-Laws of record in Book 8071, page 531, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3409 Cobble Street, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of December, 2001.

Jordan Y. Conger

Sarah H. Conger by Jordan Y. Conger,
Attorney in Fact

04389-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan Y. Conger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2001.

Notary Public

11-22-05
My Commission Expires

STATE Of TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jordan Y. Conger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact of Sarah H. Conger, and who further acknowledged that he executed the foregoing instrument for the purposes therein by signing his name as the Attorney in Fact of Sarah H. Conger.

Witness my hand and official seal this 10th day of December, 2001.

Notary Public

11-22-05
My Commission Expires