WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 79,000.00

Karlos Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/2/02

Notary Public

MY COMMISSION EXPIRES: 1/20/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karlos Reynolds (NAME)	SAME (NAME)	070-0-066.00
3227 Dove Place (ADDRESS)	SAME (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	SAME (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mildred Ruth Sparkman, Walter Cater, Shannon Cater, Joan Cater, Milton E. Cater, Jr. and Willis Tyrone Cater, Linda Roberson, Phyllis Henson, John L. Cater, III, Regina Hathaway, Letsie Hughes, ~~Walter Cater~~ Letsie Cater and Annie Redd**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karlos Reynolds and wife, Geraldine Reynolds**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This is ~~unimproved~~ improved ■ property, known as 3227 Dove Place, Nashville, TN 37218
(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/my hands this 10/2/02.

Annie Redd by her attorney in fact, Monica D. Edwards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Monica D Edwards and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 10/2/02

Commission expires: 5/30/04

Davidson County DEEDWARR
Recvd: 10/23/02 10:34 11pg
Fees:58.00 Taxes:292.30

20021023-0129966

Kimberly J Rowell
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

File No.: 110065848

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 69 on the Plan of Sec XI, Treppard Heights, as of record in Book 3842, page 26, Register's Office for said County.

Being the same property conveyed to Mildred M. Cater, unmarried woman by Deed from James W. Nix and wife, Mary Lee Nix dated 11/26/68, of record in Book 4290, page 46, Register's Office for Davidson County, Tennessee. Mildred M. Cater died intestate on 10/18/01, a resident of Davidson County, Tennessee, survived by heirs Walter Cater, Mildred Ruth Sparkman, as Administratix of the Estate of Mildred Mae Cater Shannon Cater, Joan Cater, Milton E. Cater, Jr. Willis Tyrone Cater, Linda Roberson, Phyllis Henson, John L. Cater, III, Regina Hathaway, Letsie Hughes, Walter Cater and Annie Redd, as named and admitted to Probate by the Probate Court of Davidson County, Tennessee at NO.: 01P-2007.
Property Address:
3227 Dove Place
Nashville, Tennessee 37218

Name

Mildred Ruth Sparkman Administratix of the Estate of Mildred Mae Cater

Mildred Ruth Sparkman Administratix of the Estate of Mildred Mae Cater

Walter Cater

Walter Cater

Shannon Cater

Shannon Cater

Joan Cater

Joan Cater

Milton E. Cater Jr. by Mildred R. Sparkman POA

Milton E. Cater Jr. POA

Willis Tyrone Cater

~~Linda~~ Linda Roberson by Mildred R. Sparkman POA

Linda Roberson POA

Phyllis Henson

Phyllis Henson

John L. Cater III by Mildred R. Sparkman POA

John L. Cater III POA

Regina Hathaway by Mildred R Sparkman POA

Regina Hathaway POA

Letsie Hughes

Letsie Hughes

Leslie R. Cater

Leslie Cater

Olivia P. Cater by Mildred R Sparkman POA

Olivia P. Cater POA

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02 ,before me, Matthew L. Sellinger a notary public, personally appeared, Mildred Ruth Spurlock to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06

Matthew L. Sellinger, Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02 ,before me, Matthew L. Sellinger, a notary public, personally appeared, Walter Cater , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be His free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06

Matthew L. Sellinger, Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02 ,before me, Matthew L. Sellinger, a notary public, personally appeared, Shannon Cater , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06

Matthew L. Sellinger, Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02, before me, Matthew L. Sellinger, a notary public, personally appeared, Joan Cater, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06 _____, Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02, before me, Matthew L. Sellinger, a notary public, personally appeared, Willis Tyrone Cater, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be His free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06 _____, Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02, before me, Matthew L. Sellinger, a notary public, personally appeared, Phyllis Henson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06 _____, Notary Public

AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this 10/17/02 ,before me, Matthew L. Sellinger , a notary public, personally appeared, Leslie Hughes , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be Her free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06 Matthew L. Sellinger , Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson] ss:

On this, 10/17/02 ,before me, Matthew L. Sellinger , a notary public, personally appeared, Leslie Cater , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be His free act and deed.

Witness my hand and official seal.

My Commission Expires: 1/28/06 Matthew L. Sellinger , Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

STATE OF TENNESSEE
COUNTY OF] ss:

On this, ,before me, , a notary public, personally appeared, , to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.

My Commission Expires: _____ , Notary Public

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Mildred Sparkman as Power of Attorney for Milton E. Cuter Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Mildred Sparkman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson Co. Tennessee, this the 17th day of October, 2002.

Notary Public

My Commision Expires: 1/26/06

NOTARY PUBLIC AT LARGE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Mildred Sparkman as Power of Attorney for Linda Roberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Mildred Sparkman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson Co, Tennessee, this the 17th day of October, 2002.

Notary Public

My Commision Expires: 1/28/06

NOTARY PUBLIC AT LARGE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Mildred Sparkman as Power of Attorney for John L. Cater III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Mildred Sparkman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson Co., Tennessee, this the 17th day of October, 2002.

Notary Public

My Commision Expires: 1/28/06

MATTHEW L. CELLARS NOTARY PUBLIC AT LARGE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Mildred Spearkman as Power of Attorney for Regina Hathaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Mildred Spearkman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson Co., Tennessee, this the 17th day of October, 2002.

Notary Public

My Commision Expires: 1/26/04

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Mildred Spackman as Power of Attorney for Olivia P. Cater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Mildred Spackman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson Co, Tennessee, this the 17th day of October, 2002.

Notary Public

My Commision Expires: 1/28/06

MATTHEW L. KELLY NOTARY PUBLIC AT LARGE