THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/27/02 15:26 2pgs
Fees:13.00 Taxes:325.60

20021227-0159987

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Andrew Hereford, unmarried 529 Phipps Drive Nashville, Tennessee 37218	New Owner	058-11-093.00

FOR AND IN 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, Thomas Lee Reed , Sr. and wife, Joanne Reed, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Hereford, an unmarried man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Described land in Davidson County, Tennessee, being Lot No. 212, on the Plan of Royal Hills Subdivision, Section 1, as of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Lee Reed, Sr. from Henry G. Cicneros by Deed dated August 13, 1993 of record in Book 9051, page 523, said Register's Office.

Joanne Reed, wife of Thomas Lee Reed, Sr., joins in this conveyance for the purpose of conveying any rights, marital or otherwise, in which she may have in said property.

This is improved property known as: 529 Phipps Drive, Nashville, Tennessee 37218

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 GRANTEE, his 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 26th day of November, 2002.

Thomas Lee Reed, Sr.

Joanne Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared Thomas Lee Reed, Sr., and wife, Joanne Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 26th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.