BOOK ...

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/03 15:00 2pgs
Fees:13.00 Taxes:1998.00

20030225-0025000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Dodge (NAME)	SAME (NAME)	MAP 117-13B
213 Kensington Park (ADDRESS)	(ADDRESS)	PARCEL 113
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(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, W. Casey Reed , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Dodge and wife, Susan Dodge

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:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Phase One of Abbottsford, as of record in Plat book 6250, pages 419-421, amended in Book 6771, page 683, and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Casey Reed by deed from Imperial Manor, Inc. of record in Instrument No. 200207240088793, Register's Office for Davidson County, Tennessee.

Stephanie M. Reed joins in this conveyance to convey any interest she may have as the wife of W. Casey Reed.

Subject to restrictions of record in Book 6478, page 177, amended in Book 6530, page 242; Book 6537, page 303, amended and restated in Book 8106, page 1, further amended in Book 8627, page 254; Book 9381, page 876, and in Book 10458, page 810, said Register's Office.

Subject to Dedication of common area of record in Book 7175, page 761; Charter of record in Book 6548, page 213; and Agreement of record in Book 6555, page 328.

This conveyance is subject to any and all existing easements of record including Book 1286, page 690 and Book 1037, page 572, and to all matters shown on the plan of record in Book 6250, pages 419-421 and amended in Book 6771, page 683, and Book 6800, page 164, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 213 Kensington Park, Nashville, TN 37215
(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 my hand this 21st day of February, 2003

W. Casey Reed

W. Casey Reed

Stephanie M. Reed

Stephanie M. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Casey Reed and Stephanie M. Reed

the bargainor S, 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 21st day of February, 2003.

Commission expires 1/25/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

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