Davidson County DEEDWARR
Recvd: 05/27/03 14:09 2pgs
Fees:13.00 Taxes:888.38

20030527-0071309

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN02220

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $188,750.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2003.

Notary Public
My commission expires:

JULY 30, 2003

Address of New Owner:	Send Tax Bills to:	Tax Information
David Reed 636 Magnolia Lane Nashville TN 37211	COUNTRY WIDE HOME LOANS P.O. BOX 10212 VAN NUYS, CA 91410	172-03-0-B-039.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George T. Hoover and wife, Agnes J. Hoover**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Reed and wife, Kristie Reed**, hereinafter called the Grantees, their successors 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. 39 on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George T. Hoover and wife, Agnes J. Hoover by deed from Richter Dial Builders, Inc. of record in Book 10080, Page 578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 636 Magnolia Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of May, 2003.

George T. Hoover by Linda Brock, AIF
His Attorney-in-Fact
BY POWER OF ATTORNEY OF RECORD
IN INSTRUMENT NO. *

* 20030527-0071307

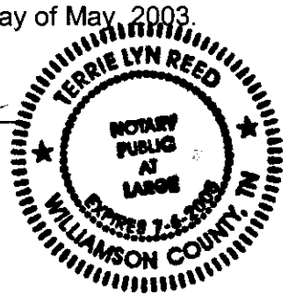
Agnes J. Hoover by Linda Brock, AIF
Her Attorney-in-Fact
BY POWER OF ATTORNEY OF RECORD
IN INSTRUMENT NO. 20030527-0071307

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 Linda Brock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for George T. Hoover and Agnes J. Hoover and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of May, 2003.

Notary Public



My Commission Expires: 5/30/04