WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/03 10:50 2pgs
Fees:13.00 Taxes:366.30

20030606-0078388

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/26/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUSAN L. WILLIS DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: NOV. 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main St.
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete Musgrove	Pete Musgrove	142-04-0-A-198.00
(NAME)	(NAME)	
214 Old Hickory Blvd.	214 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031308

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine Reece**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Pete Musgrove**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See Attached Legal Description A

This is ~~unimproved~~ improved X property, known as 214 Old Hickory Blvd., Nashville, TN 37221
(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2003.

Katherine Reece
Katherine Reece

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, a Notary Public in and for said County and State, personally appeared Katherine Reece, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2003.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE SUSAN L. WILLIS DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES: NOV. 26, 2005

File No.: 20030094

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 198 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine M. Reese, unmarried by deed from M. W. Colbert, unmarried, dated May 30, 1986 and filed of record in Book 6880, page 260, Register's Office for Davidson County, Tennessee.