RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42290

Davidson County DEEDWARR
Recvd: 08/07/03 14:49 2pgs
Fees:13.00 Taxes:1369.00
20030807-0112768

WARRANTY DEED

ALAN D. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E. Reynolds, Jr.	S A M E	103-12-213
105 Lauderdale Road		
Nashville, TN 37205		

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, I/WE,

Duane Sichveland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence E. Reynolds, Jr.

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. 7 of Block "J" on the Map of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

SAID Lot No. 7 fronts 60 feet on the westerly side of Lauderdale Road and runs back 154.28 feet on the northerly line and 152.57 feet on the southerly line to a dead line and measures 58 feet thereon.

BEING the same property conveyed to Duane Sichveland by deed from First American Exchange Corporation, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee and being the same property conveyed to Duane Sichveland and First American Exchange Corporation, by deed from Lyndrel L. Hutchison, A Widow, of record in Book 11089, page 489, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 105 Lauderdale Road, Nashville, TN 37205

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/our hand(s) this 29th day of July, 2003

Duane Sichveland by Richard Bryan attorney-in-fact

Duane Sichveland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of July, 2003, personally appeared Richard Bryan to me known to be the person who executed the foregoing instrument on behalf of Duane Sichveland as his Attorney in Fact, and acknowledged that Richard Bryan executed the same as the free act and deed of the said Duane Sichveland, as though he had personally acted.

Witness my hand and official seal this 29th day of July, 2003.

Notary Public

My Commission Expires: 7/29/2006

