Return to:

This Instrument Prepared By:
TITLE ENTERPRISES, LLC.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030991

Davidson County DEEDWARR
Recvd: 09/08/03 13:56 2pgs
Fees:13.00 Taxes:640.10
20030908-0130857

Send Tax Bills To:

New Owner

New Owner is: **Oscar E. Reece**
5673 Oakes Drive
Brentwood, TN 37027

MAP: 160-14-O-A-14.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mark D. Huyoung and spouse, Lauren E. Huyoung**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Oscar E. Reece**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Site No.14 of Highland Courts in Highlands of Brentwood, a horizontal property regime pursuant to the Plan of record in Book 4860, Page 101, Register's Office for Said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of Highland Courts in the Highlands of Brentwood and together with as an appurtenance and subject to that certain easement for access as shown in Plat Book 4860, Page 101, said Register's Office.

BEING the same property conveyed to Mark D. Huyoung and spouse, Lauren E. Huyoung from Jeffrey Carl Jones, unmarried, by Warranty Deed dated December 28, 1998 and recorded on January 5, 1999 in Book 11283, Page 40, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters of record in Plat Book 4860, Page 101 and Master Deed of record in Book 5024, Page 549, Book 8287, Page 313, said Register's Office for Davidson County, Tennessee, which sets forth restrictions, assessments, liens and other matters.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of September, 2003.

GRANTOR:

Mark D. Huyoung

Lauren E. Huyoung

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mark D. Huyoung and spouse, Lauren E. Huyoung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of September, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of September, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: MY COMM. EXP. 10/22/05