This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jacob J. Bernauer
412 Woodsman Court
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cavalry Banking
114 West College Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 09/25/03 09:01 2pgs
Fees:13.00 Taxes:344.10
20030925-0142010

MAP 108-16
CTRL MAP
GROUP
PARCEL 320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul D. Reagan and wife, Marsha G. Reagan** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jacob J. Bernauer, unmarried,** hereinafter called the "GRANTEE", his 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 all of Lot No. 95-B, Zone Lot Division, Lots Nos. 89, 90, 91, 94, 95, 96, and 97, Percy Priest Woods, Section IV, according to survey and plat of same appearing of record in Plat Book 6250, page 717, amending Plat Book 6250, Page 357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul D. Reagan and Marsha G. Reagan by deed from Jose M. DeVincente and Kathryn G. DeVincente of record in Book 11474, page 323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **412 Woodsman Court, Nashville, Tennessee 37214.**

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 heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the **19th** day of **September, 2003.**

Paul D. Reagan

Marsha G. Reagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul D. Reagan and Marsha G. Reagan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of September, 2003.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires: 11/21/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of September, 2003.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 11/21/2004

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN