THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21881-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Martha Reed Affiant Subscribed and sworn to before me, 23rd day of October, 2003. Notary Public My Commission Expires:

GEORGE MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: John Reed Martha Reed 1103 Norfleet Drive Nashville, TN 37220	**Send Tax Bills To:** Countrywide Home Loans, Inc. 801 Crescent CEnter Drive #510 Franklin, Tennessee 37067	**Tax Information:** Map No.145.12 Parcel No. 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah F. Stamps**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Reed and wife, Martha Reed** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1103 Norfleet Drive, Nashville, TN, 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Richard P. Stamps joins in this conveyance to convey any and all marital interest he may have in the above described property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of October, 2003.

Sarah F. Stamps

Richard P. Stamps

Davidson County DEEDWARR
Recvd: 10/29/03 14:12 2pgs
Fees:13.00 Taxes:1128.50
20031029-0159330

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah F. Stamps and Richard P. Stamps, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2003.

GEORGE MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lakeview Manor as of record in Plat Book 2133, pages 39 thru 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Phelps Stamps and wife, Sarah Frost Stamps by deed dated April 9, 1954 from F. N. McNeill, Jr., Executor & Trustee under the will of Laura Lea Robertson of record in Book 2274, page 569, Register's Office for Davidson County, Tennessee. Richard Phelps Stamps has since conveyed his interest in said property to Sarah Frost Phelps by quitclaim deed of record in Book 11396, page 921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) All matters appearing on the Plan of record in Plat Book 2133, page 39, Register's Office for Davidson County, Tennessee.