Return to :
First Title and Escrow Company, Inc.
BOX 9B File number 22028

This Instrument Prepared By:
TITLE ENTERPRISES
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2031071

Davidson County DEEDWARR
Recvd: 12/05/03 16:08 2pgs
Fees:13.00 Taxes:329.30

20031205-0175395

Send Tax Bills To:

_____

_New Owner_____

_____

New Owner is:
Nicky Wayne Reynolds
500 Paragon Mills Road, K-4
Nashville, TN 37211

MAP: 133-11-O-A-62.00CO
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, **Michael A. Valentine and wife, Nancy E. Valentine**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nicky Wayne Reynolds** , 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-4 on the Plan of Canterbury Hall Condominium Apartment, of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael A. Valentine and wife, Nancy E. Valentine from Octus Orbus, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 17, 2001 and recorded October 24, 2001 in Instrument No. 200110240116109, Register's Office for Davidson County.

This conveyance is subject to Master Deed and By Laws of record in Book 5440, page 255, Book 5440, page 294, and amended in Book 5441, page 819 and Book 5865, page 101; and all matters of record on plat in Plat Book 5200, page 159, Register's Office for Davidson County.

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 25 day of November, 2003.

GRANTOR:

Michael A. Valentine by Nancy E Valentine as attorney in fact

Michael A. Valentine

Nancy E Valentine

Nancy E. Valentine

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael A. Valentine and wife, Nancy E. Valentine**, 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 25 day of November, 2003.

Notary Public

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 89,000.00.

Affiant

SWORN TO and subscribed before me this 25 day of November, 2003.

NOTARY PUBLIC

My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.