WARRANTY DEED

B-AFG-03-0613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,575.00

Aretha Carter
Affiant

Subscribed and sworn to before me this 12th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aretha Carter	Oakmont Mortgage Company, Inc.	
613 Larchwood Drive (ADDRESS)	5335 Triangle Parkway, Ste. 400 (NAME) (ADDRESS)	97-5-4.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZP)	Norcross, GA 30092 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT H. REID, JR. AND DORIS C. REID, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARETHA CARTER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 58 on the plan of Hickory Bend, Section 7, of record in Book 3600, Page 29, Register's Office for said County.

SAID Lot No. 58, which is a corner lot, fronts 73.0 feet on the northerly margin of Green Ridge Drive and fronts 85.00 feet on the easterly margin of Larchwood Drive, said frontages being joined by a curve having a length of 41.86 feet, and extends back 93.50 feet on the northerly line and 89.5 feet on the easterly line to a point of intersection.

Being the same property conveyed to Robert H. Reid, Jr. et ux Doris C. Reid by Deed dated November 24, 1976 and filed for record on December 2, 1976 in Book 5092, Page 906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Notice of Completion recorded on December 3, 1992 in Book 8802, Page 748 and Notice of Completion recorded on August 12, 1992 in Book 8700, Page 38, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 613 Larchwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of December, 2003.

Robert H. Reid, Jr.

Doris C. Reid

Davidson County DEEDWARR
Recvd: 12/29/03 11:43 2pgs
Fees:13.00 Taxes:438.73

20031229-0183073

STATE OF Tennessee

COUNTY OF Davidson

I, Charles Smith, a Notary Public of the County and State first above written, do hereby certify that Robert H. Reid, Jr. and Doris C. Reid personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of December, 2003.

Notary Public

My Commission Expires: 11/27/04

(SEAL)

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903