Davidson County DEEDWARR
Recvd: 03/15/04 08:42 2pgs
Fees:13.00 Taxes:1202.50
20040315-0029008

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Charlene D. Nowell and Valeria N. Nowell
320 Mayfield Station
Brentwood, Tennessee 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 171-080 A
PARCEL 135.00 CO
06D-77425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela J. Reeves, and husband, Harold Reeves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charlene D. Nowell and Valeria N. Nowell, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lots 135 and part of 126 on the Resubdivision of Cottonport Plantation, Phase I, of record in Book 8250, Page 890, which voids, vacates and supersedes the recording of Lots 135 and 126 on Plat of record in Book 6900, Page 529 and 530, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Pamela Joy Reeves by deed from Charles K. Singleton and wife, Kathryn A. Singleton (Lot 135) of record in Book 8617, Page 498; and by Quitclaim Deed from Robert P. Sullivan and Nancy J. Sullivan, Trustees of the ROBERT P. SULLIVAN AND NANCY J. SULLIVAN REVOCABLE LIVING TRUST, (Pt. of Lot 126) of record in Book 11030, Page 293, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This conveyance is subject to restrictions of record in Book 7430, Page 784 et seq.; Amendment to Declaration of Covenants, Conditions and Restrictions in Book 7565, Page 57 and Book 7824, Page 254, said Register's Office. Pamela J. Reeves and Pamela Joy Reeves is one and the same person.

This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Book 6900, Page 530; Storm Water Detainer Agreement of record in Book 7350, Page 137, said Register's Office.

This is improved property known as 320 Mayfield Station, Brentwood, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlene D. Nowell and Valeria N. Nowell, their heirs and assigns, forever; and we, Pamela J. Reeves and Harold Reeves 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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 11th day of March, 2004.

Pamela J. Reeves

Harold Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Pamela J. Reeves and Harold Reeves. 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 at Nashville, Tennessee, this the 11th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 325,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/2004