Box 13
#7897

Davidson County DEEDWARR
Recvd: 03/17/04 08:48 2pgs
Fees:13.00 Taxes:321.53
20040317-0030057

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040031

Send Tax Bills To:
~~105 Do~~ Coastal Capital Corp.
220 Ponte Vedra Park Dr. #200
Ponte Vedra, FL. 32082

New Owner is:
David Reed
205 Cedarwood Lane
Madison, TN 37115

MAP: 43-02-0-A
PARCEL: 205.00CO

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, **Vonnie Sue Smith and William C. Smith,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David A. Reed** *married, 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 located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 205 on the Plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vonnie Sue Smith by Deed from Mel Martinez, Secretary of Housing and Urban Development dated 08/29/02, recorded 10/25/02, in Instrument No. 200210250130678, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

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 5th day of March, 2007.

GRANTOR:

Vonnie Sue Smith

Vonnie Sue Smith

William C Smith

William C. Smith

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Vonnie Sue Smith and William C. Smith**, 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 5th day of March, 2007.

Heather M. Moore

Notary Public

My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $86,900.00.

Heidi Jo Clayton

Affiant

SWORN TO and subscribed before me this 5 day of March, 2007.

Beth Triplett

NOTARY PUBLIC

My commission expires:

5/28/06

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006