PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 16:01 2pgs
Fees:13.00 Taxes:684.50

20040408-0040484

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to me on April 7, 2004

NOTARY PUBLIC
My Commission Expires 01/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William P. Clifford 5072 Meta Drive Nashville, TN 37211	SAME	130-5-37

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wayne A. Reed, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William P. Clifford, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "H" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Said Lot No. 24 fronts 101.2 feet on the southerly side of West Tyne Drive and runs back 210 feet on the easterly line and 207.02 feet on the westerly line, to a dead line, which is a broken line, measuring 128.3 feet thereon.

Being the same property conveyed to Wayne A. Reed by double quitclaim deed from MR Properties, a Tennessee general partnership, dated January 3, 2002, of record in Instrument No. 20030121-0008084, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plat of record in Plat Book 1130, Pages 71 & 72, Register's Office for Davidson County, Tennessee.
3. 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.

This property is also known as improved property located at 107 West Tyne Drive, Nashville, TN 37205

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand on April 7, 2004.

Wayne A. Reed

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 7, 2004, before me personally appeared Wayne A. Reed to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal April 7, 2004

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE