This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040035

Davidson County DEEDWARR
Recvd: 04/12/04 10:47 2pgs
Fees:13.00 Taxes:1087.80
20040412-0040739

Send Tax Bills To:
New Owner

New Owner is:
Warren Troy & Tami R. Reichert
813 Glenavon Ct.
Nashville, TN 37220

MAP: 161-01-0-B
PARCEL: 37.00

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, **V. Boyd Jeffries and wife, M. Sue Jeffries**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Warren Troy Reichert and Tami R. Reichert**, 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. 107 on the Plan of Aberdeen Woods, Phase One, Section Two, a PUD, of record in Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to V. Boyd Jeffries and wife, M. Sue Jeffries by Warranty Deed from Warren Lewis Ratliff and wife, Elta Chain Ratliff dated 10/16/00, recorded 10/20/00, in Instrument No. 200010200104172, 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 31 day of March, 2004.

GRANTOR:

V. Boyd Jeffries

V. Boyd Jeffries

M. Sue Jeffries

M. Sue Jeffries

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **V. Boyd Jeffries and M. Sue Jeffries**, 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 31 day of March, 2004.

RICHARD SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. NOV. 25, 2007

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of March, 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

NOTARY PUBLIC

My commission expires: 9/4/05