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BK 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 12:54 2pgs
Fees:13.00 Taxes:299.70

20040423-0046445

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$81,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of April, 2004

Notary Public
My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zackery L. Van Arsdale	Franklin American Mortgage	142-040-A-153.00 CO
214 Old Hickory Boulevard # 153	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37221	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Reynolds, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zackery L. Van Arsdale**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 153 in a Horizontal Property Regime located on the Plat of Belle Forest of record in Plat Book 5200, page 167, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Michael Reynolds, a married person by Quitclaim deed from Edwin J. Burleson and wife, Jimmie June Burleson, on November 1, 1993, of record in Book 9186, page 846, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5460, page 987; and Book 6551, page 78, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020321-0034877; and in Book 5438, page 742; and Book 6082, page 866, Register's Office for Davidson County, Tennessee.

This is improved property known as: **214 Old Hickory Boulevard # 153, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 20, 2004.

Michael Reynolds
Michael Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Reynolds, a married person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2004

My commission expires _____

_____
Notary Public

