Davidson County DEEDWARR
Recvd: 04/30/04 10:39 2pgs
Fees:13.00 Taxes:558.70
20040430-0049246

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Robert G. Reaves, et ux
619 Elysian Fields Road
Nashville, Tennessee 37211

**MORTGAGEE:**
NONE

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map and Parcel
132-16-0-086.00

## 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, Gregory B. Curtis, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert G. Reaves and wife, Deborah B. Reaves,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 652 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Gregory B. Curtis, by quitclaim deed from Malia N. Curtis, as of record in Instrument Number 20010305-0020315, Register's Office for Davidson County, Tennessee.
>
> Colleen Curtis, spouse of Gregory B. Curtis, is not required to sign on this transaction since property being conveyed is not the marital residence.

This is improved property known as 619 Elysian Fields Road, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements and conditions as shown on the plan of record in Book 3300, page 19, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; 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 Grantees, their heirs 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 this 1st day of April, 2004.

GREGORY B. CURTIS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory B. Curtis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of April, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$151,000.00.**

AFFIANT

Subscribed and sworn to before me
this 1st day of April, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07