Davidson County DEEDWARR
Recvd: 05/05/04 08:51 4pgs
Fees:23.00 Taxes:406.63
20040505-0050936

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joannie L. Scott	Union Planters Bank, N.A.	Map 073-06-0
2711 Shadow Lane	700 Interstate Park Dr., #714	Parcel 008.00
Nashville, TN 37216	Montgomery, AL 36109	

THIS INSTRUMENT WAS PREPARED BY:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE 111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004.

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires SEPT. 7

FOR AND IN CONSIDERATION FOR THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda B. Reyes, Michael Lawrence Bohan, Donald R. Bohan, Ann Elizabeth Bohan Hall and Patricia Lee Cannon, by and through their atty. in fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joannie L. Scott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBBIT "A"

This conveyance is subject to taxes for the year 2004, and subsequent years, easements, and restrictive covenants of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 2711 Shadow Lane, Nashville, TN 37216

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 our hands this 29th day of April, 2004

Richard R. Reyes, executed on behalf of the Grantors herein pursuant to Powers of Attorney which are being recorded herewith in the Register's Office for Davidson County, Tennessee.

Linda B. Reyes

Linda B. Reyes

By: Richard R. Reyes 4-29-04
Richard R. Reyes, Her Attorney-in-Fact

Michael Lawrence Bohan

Michael Lawrence Bohan

By: Richard R. Reyes 4-29-04
Richard R. Reyes, His Attorney-in-Fact

Ann Elizabeth Bohan Hall

Ann Elizabeth Bohan Hall

By: Richard R. Reyes 4-29-04
Richard R. Reyes, Her Attorney-in-Fact

Patricia Lee Cannon

Patricia Lee Cannon

By: Richard R. Reyes 4-29-04
Richard R. Reyes, Her Attorney-in-Fact

Donald R. Bohan

Donald R. Bohan

By: Richard R. Reyes 4-29-04
Richard R. Reyes, His Attorney-in-Fact

Signature(s) Continued from Page 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, Tennessee, this _____ day of _____.

Commission Expires: _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2004., before me, the undersigned , a Notary Public in and said for County and State, personally appeared Richard R. Reyes

to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Linda B. Reyes, Michael Lawrence Bohan, Donald R. Bohan, Ann Elizabeth Bohan Hall and Patricia Lee Cannon

THEIR that
as ~~HIS/HER~~ attorney in fact, being authorized to do so, and acknowledged ~~he~~ HE/SHE executed the same as the free act and deed of the said Linda B. Reyes, Michael Lawrence Bohan, Donald R. Bohan, Ann Elizabeth Bohan Hall and Patricia Lee Cannon

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th, day of April 2004.

Commission Expires: _____ _____
Notary Public

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

EXHIBIT "A", Legal Description

LAND in Davidson County, Tennessee, BEING Lot No 35, on the Plan of Riverwood Terrace, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Jesse M. Braden and wife, Virginia F. Braden, by Warranty Deed from Kirk H. Low and wife, Emmy B. Low, dated June 11, 1959, of record in Book 2919, page 282, Register's Office for Davidson County, Tennessee. Jesse M. Braden having predeceased Virginia F. Braden, whom has since died, testate, July 6, 2002, a resident of Davidson County, Tennessee. BY LAST WILL AND TESTAMENT OF VIRGINIA F. BRADEN, Deceased, the herein described land was devised to Linda Braden Reyes, f/k/a Linda B. Reyes, a one-half (1/2) undivided interest, and the remaining one-half (1/2) undivided interest to Michael Lawrence Bohan, Donald Richard Bohan, f/k/a Donald R. Bohan, Ann Elizabeth Bohan Hall, and Patricia Lee Bohan Fletcher, f/k/a Patricia Lee Cannon, as of record at Instrument No. 20031104-0161660, Register's Office for Davidson County, Tennessee.