Davidson County DEEDWARR
Recvd: 05/19/04 15:40 3pgs
Fees:18.00 Taxes:629.00
20040519-0059051

This instrument prepared by:
Joyce Jordan, an employee of
First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-489391**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of May, 2004**, by and between **Brian K. Williams, unmarried**, parties of the first part, and **David B. Reese and Stacey J. Reese**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING THE EASTERLY 50.0 FEET OF LOT NO. 82 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 82 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF LILLIAN AVENUE AND EXTENDS BACK 123.7 FEET ON THE WESTERLY LINE AND 123.8 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 50.0 FEET THEREON.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20000703-0066185** in said Register's office.

This conveyance is made subject to:
taxes for the year 2004 and thereafter, covenants, conditions, and restrictions of record.

Parcel ID # **83-14-218**
X Improved OR
Unimproved property located at: **1807 Lillian Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part, of the day and year first above written.

Brian K. Williams

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian K. Williams, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Fourteenth day of May, 2004.**

Notary Public

JUDY A. LEMMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3-10-07

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Owner's Name: **David B. Reese and Stacey J. Reese**

and Address: ~~**1807 Lillian Street**~~ 4291 Cumberland
~~**Nashville, TN 37206**~~ Berkley, MI 48072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fourteenth day of May, 2004.**

Notary Public

My Commission Expires: My Commission Expires MAR 25 2006

