State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $111,500.00.

Subscribed and sworn to before me, this 19th day of May, 2004.

James Reed
Affiant

My Commission Expires: 1-27-07

Notary Public

File No. N13291

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 12:25 2pgs
Fees:13.00 Taxes:412.55
20040521-0059960

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: James Reed		NAME: James Reed	
STREET ADDRESS: 1112 Richmond Drive		STREET ADDRESS: 1112 Richmond Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37216		ZIP CODE: 37216	
MAP & PARCEL NO.: 061-07-0 082.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert David Petty and Monica W. Petty

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto James Reed and wife, Betty Reed

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of King's Subdivision, Section No. 1, of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to the northerly line of the Issac Litton High School property.

BEING the same property conveyed to Robert David Petty and wife, Monica W. Petty by Warranty Deed from Jane McMurry McAlister, dated 05/24/1996, recorded 05/24/1996, in Book 10061, Page 471, in the Register's Office of Davidson County, Tennessee Records.

This is improved property known as 1112 Richmond Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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 grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of May, 2004.

Robert David Petty

Robert David Petty

Monica W. Petty

Monica W. Petty

State of Tennessee
County of Davidson } ss

On this the 19th day of May, 2004, before me, the undersigned Notary Public, personally appeared **Robert David Petty and Monica W. Petty**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-29-07

J. NICC... NOTARY PUBLIC AT L... DAVIDSON COUNTY, TE...

Commission Exp...

WARRANTY DEED