WARRANTY DEED

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

B-REAL ESTATE 4913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Reutter	New Owner (NAME)	
4913 Traceway Drive (ADDRESS)	(ADDRESS)	155-16-A-173 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD E. HEAD AND WIFE, NANCY G. HEAD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. REUTTER AND WIFE, HOLLY J. REUTTER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 188 on the Plan of Traceside, Section Seven, of record in Plat Book 9700, Page 423, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Head and wife, Nancy G. Head by Deed dated January 29, 1999 and filed for record on February 3, 1999 in Book 11325, Page 178, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 9668, Page 894, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Conveyance of Open Space of record in Instrument Number 20000329-0031451, Register's Office for said County.

This conveyance is subject to Landscape Agreement of record in Book 10355, Page 859, Register's Office for said County.

Restrictive Convenants of record in Deed Book 9435, Page 493, Book 9677, Page 675 and Book 9236, Page 504, Register's Office of said County.

By-Laws filed of record in Book 9668, Page 899, in the Register's Office for Davidson, County, Tennessee.

Notice of Completion filed for record in Book 11059, Page 228, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 05/26/04 15:55 2pgs
Fees:13.00 Taxes:869.50

20040526-0062231

unimproved ( )
This is improved (X) property, known as 4913 Traceway Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 21st day of May, 2004.

Ronald E. Head

Nancy G. Head

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Head and Nancy G. Head, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903