Return To:
First Title & Escrow
File Box 9B
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Davidson County DEEDWARR
Recvd: 06/07/04 14:56 2pgs
Fees:13.00 Taxes:703.00

20040607-0067098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

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

Notary Public:

My Commission Expires: 12/27/

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Name and Address of New Owner:
Diane Rees
1649 Glenridge Drive
Nashville, TN 37221

Send Tax Bills To:
National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212

Map/Parcel Number:
142-13-O-B-136-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, John Douglas Sexton and Amanda Robinson Sexton, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diane Rees, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 136 on the Plan of First Revision, Riverside, Phase 3, of record as recorded in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Douglas Sexton, unmarried by Warranty Deed from NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, dated October 25, 2001 and recorded November 6, 2001 in Instrument No. 20011106-0121977, Register's Office for Davidson County, Tennessee. John Doulas Sexton now being married to Amanda Robinson Sexton.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1649 Glenridge Drive, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 1st day of June , 2004

John Douglas Sexton

Amanda Robinson Sexton

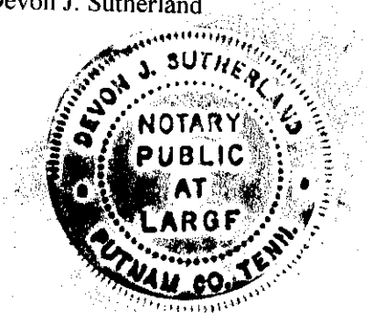
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named John Douglas Sexton and Amanda Robinson Sexton, husband and wife, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075