1st Buy 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 15:30 2pgs
Fees:13.00 Taxes:292.30

20040607-0067166

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$79,000.00.~~

Affiant

Subscribed and sworn to before me this 4th day of June, 2004

Notary Public
My Commission Expires: 5/12/07

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ernest Brachey	SAME	119-13-0-227.00
461 Radnor Street		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gordon J. Reid and wife, Glenda J. Reid**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ernest Brachey, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 122 on the plan of College Heights, of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gordon J. Reid and wife, Glenda J. Reid, by deed from Harry E. Margrave and wife, Katherine H. Margrave, on August 13, 2001, of record in Instrument Number 20010815-0088004, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 19, Register's Office Davidson County, Tennessee.
- Easement of record in Book 5715, page 888, Register's Office Davidson County, Tennessee.

This is improved property known as: **461 Radnor Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 4, 2004.

Gordon J. Reid
Gordon J. Reid

Glenda J. Reid
BY: Glenda J. Reid
Gordon J. Reid, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gordon J. Reid** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this June 4, 2004

My commission expires: _____

_____
Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davis

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared **Gordon J. Reid**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Glenda J. Reid**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Glenda J. Reid**, the bargainor(s), by the said **Gordon J. Reid** as Attorney-in-Fact.

WITNESS my hand and seal this 4th day of June, 2004.

_____ My Commission Expires: 8/2/06
NOTARY PUBLIC

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.