BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-519972**

Davidson County DEEDWARR
Recvd: 06/14/04 10:48 3pgs
Fees:18.00 Taxes:704.85
20040614-0069785

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 1, 2004**, by and between **Georgia C Reynolds, unmarried, and Millicent J. Reynolds, unmarried, and Ellen Reynolds Green, unmarried, as joint tenants with right of survivorship, each a 1/3 undivided interest**, parties of the first part, and **Walker Willse, a single person**, 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:

Lot 39-B, BELMONT HEIGHTS, as shown on plat of record in Plat Book 421, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Georgia C. Reynolds by deed from Aubrey Hearn and wife, Florence Conner Hearn recorded March 20, 1972 in Book 4584, page 944. The said Georgia C. Reynolds having since Quitclaimed to herself and Millicent J. Reynolds recorded September 21, 1994 in Book 9471, page 116, and further Quitclaimed to themselves and Ellen Reynolds Green recorded April 3, 1995 in Book 9633, page 792, in the Register's Office of Davidson County, Tennessee.

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

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **105-13-65**
x Improved OR
Unimproved property located at: **1309 Ashwood Drive, Nashville, Tennessee 37204**

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.

Georgia C Reynolds

Millicent J. Reynolds

Ellen Reynolds Green

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Georgia C Reynolds, ~~(marital status to be determined)~~ and Millicent J. Reynolds, ~~(marital status to be determined)~~ and Ellen Reynolds Green, ~~(marital status to be determined)~~ as joint tenants with right of survivorship, each a 1/3 undivided interest** 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 free Act and Deed.

Witness my hand and Notarial Seal this .

Notary Public

My Commission Expires: 5-27-07

SHARON L. PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Walker Burton Willse**

and Address: **1309 Ashwood Drive**
Nashville, TN 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

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 **$190,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherri Atwell
Affiant

Subscribed and sworn to before me this .

Notary Public

My Commission Expires: 1-26-07

