Davidson County DEEDWARR
Recvd: 06/30/04 10:35 3pgs
Fees:18.00 Taxes:736.30



20040630-0077598

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

File No.: **2120-554340**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of June, 2004**, by and between **Ernie Reynolds, as to a one-half (1/2) undivided interest and Hal Matern, as to a one-half (1/2) undivided interest**, parties of the first part, and **Charles J. Bryan and Karen S. Bryan, husband and wife**, 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 278, PLAN OF HAILEYWOOD ESTATES, SECTION VIII, as shown on plat of record in Plat Book 2854, Page 19, 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 Ernie Reynolds as to a one half (1/2) undivided interest and Hal Matern as to a one-half (1/2) undivided interest by deed from Janet Green Gregory of record in Instrument Number 20031219-0181251, Register's Office for Davidson County, TN.

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 # **160-03-0 034.00**
X Improved OR
Unimproved property located at: **5206 Regent Drive, Nashville, Tennessee 37220**

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.

Ernie Reynolds

by _____ Attorney in Fact

Ernie Reynolds

_____

Hal Matern

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Hal Matern** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and Notarial Seal this **28th day of June, 2004.**

_____

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Hal Matern to me known to be the person who executed the foregoing instrument in behalf of Ernie Reynolds ~~**Hal Matern**~~ **as his attorney in fact** and acknowledged that he executed the same as the free Act and Deed of said Ernie Reynolds.

Witness my hand and Notarial Seal this **Twenty-eighth day of June, 2004.**

_____

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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Owner's Name: **Charles J. Bryan and Karen S. Bryan**

and Address: **5206 Regent Drive**
Nashville, TN 37220

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Inc.
2021 North Gallatin Road
Suite 292
Madison, TN 37115

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 **$199,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen S. Bryan
Affiant

Subscribed and sworn to before me this **Twenty-eighth day of June, 2004.**

Sharon D. Luna
Notary Public

My Commission Expires: 5-27-07