Davidson County DEEDWARR
Recvd: 07/08/04 15:40 2pgs
Fees:13.00 Taxes:546.68

20040708-0081533

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,750.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

B-FAM-04-5709

SHAUNNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBER
Charles Reed II	Chase Manhattan Mortgage	
5709 Cedar Ash Crossing	(NAME) 1400 E. Newport Center Drive	164-9-10
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Deerfield Beach, FL 33442	
(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 BRADLEY F. BARTELS AND KIMBERLY L. BARTELS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES REED II AND MIRIAM E. REED, 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:

*Husband and wife

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Asheford Crossing Section One of record in Book 7900, Page 937, Register's Office for said County.

Said Lot No. 281, which is a corner lot, fronts 40.00 feet on the northwesterly margin of Cedar Ash Crossing and fronts 91.47 feet on the broken northeasterly margin of Cedar Ash Court, said frontages being joined by a curve having a length of 37.26 feet, and extends back 182.73 feet on the northeasterly line and 102.51 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Bradley F. Bartels and wife, Kimberly L. Bartels by Quitclaim Deed dated June 18, 2003 and filed for record on July 9, 2003 in Instrument Number 20030709-0094329, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Bradley F. Bartels and spouse, Kimberly L. Bartels and Marvin W. Bartels and spouse, May Lou Bartels by Deed dated January 31, 1996 and filed for record on February 7, 1996 in Book 9940, Page 632, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 9651, Page 895, in the Register's Office for Davidson, Tennessee.

Power Line Easements of record in Deed Book 1224, page 257, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 9651, Page 900, Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 10717, Page 97, Book 11455, Page 769 and Instrument Number 20001018-0103441 and 20010418-0038191, Register's Office of said County.

By-Laws filed of record in Book 9651, Page 925, in the Register's Office for Davidson, County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5709 Cedar Ash Crossing, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 30th day of June, 2004.

Bradley F. Bartels

Kimberly L. Bartels by Bradley F. Bartels Atty-in-fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 30th day of June, 2004, before me personally appeared Bradley F. Bartels to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly L. Bartels and who acknowledged that he/she executed the same as the free act and deed of the said Kimberly L. Bartels by virtue of that Power of Attorney, duly executed by the said Kimberly L. Bartels on June 29, 2004 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennesse.
Witness my hand and official seal this 30th of June, 2004.

My Commission Expires SEP. 25, 2004

STATE OF Tennessee
COUNTY OF Davidson

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley F. Bartels ~~and Kimberly L. Bartels~~, 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 30th day of June, 2004.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903