WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 09:59 2pgs
Fees:13.00 Taxes:355.20

20040809-0095590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 96,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Allison Marshall	GMAC Mortgage Corp.	MAP 52-5A
1204 Idlewild Place	100 Witmer Rd.	Parcel 235 00CO
Madison, TN 37115	P. O. Box 963	
	Horsham, :A 19044	

FOR AND 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,

CAROLE M. REYNOLDS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ALLISON MARSHALL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1204 Idlewild Place, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee, and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of July, 2004.

Carole M. Reynolds by Dorothy Ann Carney Attorney-In-Fact

Carole M. Reynolds by Dorothy Ann Carney, Attorney-in-Fact

STATE OF MA.

COUNTY OF PLYMOUTH

On the 30th day of July, 2004, before me personally appeared Dorothy Ann Carney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carole M. Reynolds and acknowledged that he executed the same as the free act and deed of said Carole A. Reynolds.

Witness my hand and official seal at BROCKTON, MA

Notary Public Robert C Marsh Jr. My Commission Expires: 11-6-09

ROBERT C. MARSH JR. NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES NOVEMBER 6, 2009

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Idlewild Subdivision, of record in Book 6250, Page 371, as amended in Book 6250, Page 563, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Carole M. Reynolds by Warranty Deed from Troy Baines and wife, Cynthia Debula Baines, of record as Instrument Number 20000817008 1508, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Carole M. Reynolds pursuant to a power of attorney executed by the same on the 05/08/2004, and being filed for in Instrument # 20040513-0056226, Register's Office for Davidson County, Tennessee. Carole M. Reynolds and Carole Marie Reynolds being one and the same person.