Davidson County DEEDWARR
Recvd: 08/19/04 08:36 2pgs
Fees:13.00 Taxes:547.60

20040819-0100105

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 20, 07

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Holly Christ
Affiant

Subscribed and sworn to before me, this 12th day of August, 2004.

Angela D. Ramsey
Notary Public
My commission expires: 5/28/2006

05-0408-61758

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Reed	1st Trust Bank For Savings	26-07-0-118
107 Southhampton Court	P.O. Box 17257	
Goodlettsville TN 37072	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John C. Bannach and wife, Emily E. Bannach, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Reed and wife, Ashley Reed, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the plan of Windsor Green, Phase 2, Section 1, of record in Plat Book 6250, Page 989, and as corrected in Plat Book 7205, Page 890, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Bannach and wife, Emily E. Bannach by deed from Gerald S. Russell and wife, Sharon J. Russell, dated 9/29/00, recorded 10/13/00, of record in Instrument No. 20001013-0102057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Southhampton Court, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of August, 2004.

John C. Bannach

Emily E. Bannach

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Bannach and Emily E. Bannach, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of August, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006