WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 08/24/04 08:51 2pgs
Fees:13.00 Taxes:481.00
20040824-0101897

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

James Reedy / Marlene Reedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2004

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene Reedy (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	52-01-0-290
426 Neely's Bend Road (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Don Floyd, Unmarried and James O. Floyd and wife Julia Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marlene Reedy and James Reedy, wife and husband

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

The northerly part of lot number fourteen on the plan of Madison Park subdivision in the eleventh civil district of Davidson County, Tennessee, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

Said part of lot number fourteen is decribed as follows:

Beginning at the common corner between lot number 14 and 15 on the plan of Madison Park Subdivision as recorded in Book 421, Page 184, R.O.D.C. Point being 200 feet from the east margin of Madison Blvd; thence with the southerly margin of Neely's Bend Road South 88 deg 45 min E 200 feet to the west margin of Lanier Avenue; thence with the west margin of Lanier Avenue S 1 deg. 15 min W 210 feet; thence N 88 deg. 45 min W 200 feet to a point in the east margin of Lot No. 15; thence N 1 deg. 15 min E 210 feet to the point of beginning.

Being the same property conveyed to Don O. Floyd, Unmarried and James O. Floyd, Married by deed from Don O. Floyd and James O. Floyd by quitclaim deed from Doris Ann Floyd of record in Instrument # 20020806-0094662, Register's Office for Davidson County, TN.
Don Floyd and Don O. Floyd being one and the same person.
Julia Floyd, spouse of James O. Floyd, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

unimproved ( )
This is improved (X) property, known as 426 Neely's Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand S this 20th day of August 2004

Don O. Floyd

James O. Floyd

Julia Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Floyd, Unmarried and James O. Floyd and wife Julia Floyd

the bargainor s, with whom I am personally acquainted or proved to me on the ~~basis of satisfactory~~ evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of August 2004.

Commission expires 09-22-07

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public