This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

FILE BOX 43

Davidson County DEEDWARR
Recvd: 12/07/04 15:15 2pgs
Fees:13.00 Taxes:329.67

20041207-0145927

ADDRESS NEW OWNER:
Sharon Y. Claxton
2633 Red Leaf Drive
Lexington, KY 40509

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GREEN POINT MORTGAGE FUNDING, INC.
P. O. Box 80747
Atlanta, GA 30366

MAP AND PARCEL:
MAP 87-13
PARCEL 85.00
04D-12927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gordon Reid and wife, Glenda Reid hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sharon Y. Claxton, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 244, Section 4, on the Plan of Valley Grove, of record in Plat Book 5800, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gordon Reid and wife, Glenda Reid, by deed from Maurice J. Schwegman and wife, Teri A. Schwegman of record in INST: 20010329-0030095, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6096, Page 291, and such easements and setback lines of record in Plat Book 5800, Page 174, said Register's Office.

Taxes for 2004 have been pro-rated and paid.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
Gordon Reid executed this instrument on behalf of Glenda J. Reid pursuant to a Power of Attorney of record in INST: 20030210-0018323, Register's Office, Davidson County, Tennessee.
Glenda Reid and Glenda J. Reid is one and the same person.

This is improved property known as 1008-1010 Central Valley Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sharon Y. Claxton, unmarried, her heirs and assigns, forever; and we, Gordon Reid and wife, Glenda Reid do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of December, 2004.

Gordon Reid
Gordon Reid

Glenda Reid
Glenda Reid, by Gordon Reid, Attorney in Fact
By Gordon Reid Attorney in Fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gordon Reid, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of December, 2004.

Gene N. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Gordon Reid with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 1st day of December, 2004.

Gene N. Floyd
Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,100.00.

Gordon Reid
AFFIANT

Subscribed and sworn to before me this 1st day of December, 2004.

Gene N. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/2008