Dav..dson County DEEDWARR
Recvd: 01/19/05 15:50 3 pgs
Fees:18.00 Taxes:1945.18
20050119-0006895

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Address New Owner(s)	Send Tax Bills To:	Map and Parcel Number
James H. Reed, III 4401 Herbert Place Nashville, TN 37215	Same	Map 130-14 Parcel 17

TRUSTEE'S WARRANTY DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JAMES H. REED, III AS TRUSTEE OF THE JAMES H. REED, III PERSONAL RESIDENCE TRUST – 1995 ("Grantor"), with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, have bargained and sold, and by these presents transfer and convey unto JAMES H. REED, III ("Grantee"), his heirs and assigns, all of his right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Belle Meade, Block I, Section X, as of record in book 2900, pages 5 and 6, Register's Office for said County, described as follows:
>
> Beginning at a point in the southerly margin of Herbert Place at the common corner of Lots Nos. 7 and 8 on said plan; thence with the line between said two lots, southeasterly 299.5 feet to the northerly line of Lot No. 6 on said plan; thence with the line between said lots Nos. 6 and 7 on said plan easterly 364.3 feet to the westerly margin of Chancery South; thence with said margin around a slight curve to the right, northerly 146.5 feet to a concrete monument at the beginning of a curve; thence around said curve to the left, having a radius of 25 feet, northwesterly 32.8 feet to the southerly margin of Herbert Place; thence with said margin, northwesterly 262.4 feet to the beginning.
>
> Being the same property conveyed to James H. Reed, III as Trustee of the James H. Reed, III Personal Residence Trust – 1995, by Deed of record in Deed Book 9587, Page 586, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 4401 Herbert Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth below, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 18th day of January, 2005.

James H Reed III Trustee

JAMES H. REED, III, AS TRUSTEE OF THE
JAMES H. REED, III PERSONAL RESIDENCE
TRUST - 1995

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES H. REED, III, TRUSTEE, 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 executed the within instrument as the Trustee of the James H. Reed III Personal Residence Trust - 1995 for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2005.

Pam Gardiner

Notary Public

PAM GARDINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $525,725.00.

James H Lee III
Affiant

Subscribed and sworn to before me this 18th day of January, 2005.

Pam Gardiner
Notary Public



My Commission Expires: My Commission Expires SEPT. 20, 2006

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