**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP43645**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
7th day of March, 2005

Notary Public

MY COMMISSION EXPIRES

ALLISON D. MAZER NOTARY PUBLIC 3/25/06 DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**
My Commission Expires MAR. 25, 2006

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allison B. Norton | Regions Mortgage, Inc. | 105-10-334 |
| 2012 White Avenue | 605 South Perry Street | |
| Nashville, TN, 37204 | Montgomery, AL 36104 | |
| | | |

FOR AND IN 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, I/WE,

**H. K. Reynolds aka Harold Kenneth Reynolds, married**

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

**Allison B. Norton, unmarried**

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 south 20 feet of Lot No. 3 and the north 20 feet of Lot No. 4, Block 17, on the plan showing the subdivision of certain block on the Yarbrough Subdivision of Woodland, of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.**

**SAID parts of Lots 3 and 4 adjoin and front 40 feet on the east side of White Avenue and extend back between parallel lines 167-1/2 feet to an alley in the rear.**

**Being the same property conveyed to H. K. Reynolds by Warranty Deed from Sherrelle Green, Administratrix of the Estate of Barbara Green Smith, of record in Instrument No.: 20040715-0084501, Register's Office for Davidson County, Tennessee.**

Power of Attorney of record in Instrument No. 20041020-0126198, Register's Office for Davidson County, Tennessee.

This property is not the residence of the Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved ( X) property known as 2012 White Avenue, Nashville, TN 37204

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 my/our hand(s) this 7th day of March, 2005

H K Reynolds By John Eric Reynolds AIF

H. K. Reynolds by John Eric Reynolds
Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/11/05 08:57 2 pgs
Fees:13.00 Taxes:814.00

20050311-0026994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of March, 2005, personally appeared John Eric Reynolds to me known to be the person who executed the foregoing instrument on behalf of H. K. Reynolds aka Harold Kenneth Reynolds as Attorney in Fact, and acknowledged that John Eric Reynolds executed the same as the free act and deed of the said H. K. Reynolds aka Harold Kenneth Reynolds.

Witness my hand and official seal this 7th day of March, 2005.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006