WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $344,000.00.

Affiant

Subscribed and sworn to me on February 23, 2005

NOTARY PUBLIC

7-29-06

MARY FRANCES RUDD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 03/15/05 14:30 2 pg
Fees:13.00 Taxes:1272.80

20050315-0028475

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ulrich Reese/Carmen Schmitt 1803 Ashwood Avenue Nashville, TN 37212	SAME	104-16-124.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edward DesPrez and wife, Karla DesPrez**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Ulrich Reese, a single person and Carmen Schmitt, a single person** joint tennants with the right of survivorship hereinafter called **"GRANTEES,"** their successors and assigns, as Joint Tenants with Right of Survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Revised Plan of George W. Blair Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Edward Desprez and wife, Karla Desprez by deed from Robert H. Barker and wife, Romayne A. Barker, dated 05/15/93, filed 07/19/93, of record in Book 9018, Page 297, 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 in any applicable plat of record.
>
> This property is also known as improved property located at 1225 Pierce Road, Madison, TN 37115

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hands on February 23, 2005.

Edward DesPrez, attorney in fact by Karla DesPrez
Edward DesPrez

Karla DesPrez
Karla DesPrez by: Edward DesPrez, her Attorney-in-Fact

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, Edward DesPrez, with whom I am personally acquainted or (who has proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the Attorney-in-Fact for Karla DesPrez, and that he is authorized by him to execute this instrument on his behalf.

said Power of Attorney is recorded in Inst# 20050315-0028364

Witness my hand and official seal on February 23, 2005.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE