Box of Record

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

Davidson County DEEDWARR
Recvd: 03/15/05 15:59 2 pg
Fees:13.00 Taxes:351.50

20050315-0028585

ADDRESS NEW OWNER:
Rick A. Short and wife, Joann Short
316 Moonwater Court
HERMITAGE TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Equifirst Corporation
Attn: Collateral M
500 Forest Point Circle
Charlotte, NC 28273

MAP AND PARCEL:
MAP 82 Gr.12
PARCEL 38.00
19W-13225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gordon J. Reid and wife, Glenda J. Reid, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rick A. Short, married [redacted] 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:

BEING Lot No. 132, on the Plan of Neill S. Brown to East Nashville, of record in Plat Book 57, Page 50, 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 J. Reid and wife, Glenda J. Reid , by deed from Harry E. Margrave and wife, Katherine H. Margrave of record in 20010815-0, Page 088002, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 332, Page 63, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by Grantee.

Gordon J. 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.

This is improved property known as 104 A & B, Neill Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rick A. Short and wife, Joann Short, their heirs and assigns, forever; and we, Gordon J. Reid and wife, 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 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 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 13 day of February, 2005.

Gordon J. Reid
Gordon J. Reid

Glenda J. Reid by Gordon Reid
Glenda J. Reid by Gordon Reid, Attorney-in-Fact

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 J. 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 15th day of February, 2005.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/08

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 15th day of February, 2005.

Gene W. Floyd
Notary Public

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00

Rick A Sluss
AFFIANT

Subscribed and sworn to before me this 15th day of February, 2005.

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 8/20/06