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Davidson County DEEDWARR
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Fees:13.00 Taxes:419.95

20050321-0030368

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WARRANTY DEED

This Indenture made this **17th** day of **March, 2005** between **Anna Reid, ,**GRANTOR, and **Christie Bell, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Land in Davidson County, Tennessee, being described as follows, to wit:

Beginning at a point in the northerly margin of U.S. Highway No. 112, 1075 feet from the southwest corner of the tract of land owned by W.H. (Herman) Thompsoin, being the southwest corner of this tract; thence leaving said Highway North 35 deg. East 400 feet to a point; thence North 55 deg. East 100 feet to a point; thence South 35 deg. West 400 feet to a point in the northerly margin of said U.S. Highway 112; thence with the margin of the same, North 55 deg. West 100 feet to the beginning.

Being the same property conveyed to Anna Reid by Quitclaim Deed from Seide T. Biddle of record in Instrument No. 20041214-0148221, and filed for record on December 14, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s); and any and all easements, setback lines, right of ways, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **17th** day of **March, 2005.**

Anna Reid

Anna Reid

Jonathan Reid

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Reid, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 17th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ALBORN L. HAGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $113500

Affiant

Subscribed and sworn before me this 17th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ALBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Christie Bell
4880 Clarksville Pike
Whites Creek, TN 37189

Send Tax Bills to:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046-2132

Map & Parcel Number:

04800-0/029.00