Return To:
Box 29

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

This instrument prepared by:
Lauren Rickels, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-766695**

Davidson County DEEDWARR
Recvd: 03/28/05 15:22 3 pg
Fees:18.00 Taxes:203.50

20050328-0033037

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-third day of March, 2005**, by and between **Celestia F. Frost, a married woman**, parties of the first part, and **James F. Reid and Linda Reid, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

BEING UNIT NO. L-62, AS SHOWN ON THE PLAT OF QUAIL CREEK CONDOMINIUMS, OF RECORD IN BOOK 6328, PAGES 89-93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF QUAIL CREEK HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6328, PAGE 44, ET SEQ., IN SAID REGISTER'S OFFICE.

Being the same property conveyed to Celestia F. Frost from H & R Investments, a Tennessee general partnership, by virtue of Warranty Deed as recorded on March 3, 1994 in Book 9267, Page 268 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **051-15-0-A 062.00 CO**

X Improved OR

Unimproved property located at: **420 Walton Ln., Madison, Tennessee 37115**

Raymond C. Smith joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Raymond C. Smith** may have in the above captioned property by virtue of **his** marriage to **Celestia F. Frost**, but the said **Raymond C. Smith** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Celestia F. Frost

Raymond C. Smith

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Celestia F. Frost and Raymond C. Smith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-third day of March, 2005.**

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

****

Owner's Name: **James F. Reid and Linda Reid**

and Address: **420 Walton Ln.**, L-62
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Wells Fargo Bank, NA
P. O. Box 10304
Des Moines, IA 50306-0304

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-third day of March, 2005.**

Notary Public

My Commission Expires:

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008