20B

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Leanne M. Gosnell 3880 Priest Lake Drive, Unit 4 Nashville, TN 37217	same	136-03-0-A-088.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James A. Reynolds, II and wife, Jean M. Reynolds**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Leanne M. Gosnell**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain condominium unit in Davidson County, Tennessee, being Townhouse No. 4, Building No. 18 on the Plan of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James A. Reynolds, II and wife, Jean M. Reynolds, by quitclaim deed from James A. Reynolds, II for the purpose of creating a tenancy by the entirety, of record in Instrument No. 20030204-0015328, and also being the same property conveyed to James A. Reynolds, II by deed from Brian W. Flint and wife, Paula F. Flint, of record in Book 9516, page 384, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2005 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 4460, page 88, said Register's Office.
3. Charter of Homeowners Association of record in Book 4944, page 115, said Register's Office.
4. By-laws of Homeowners Association of record in Book 5083, page 417 and Book 9089, page 765, said Register's Office.
5. Master Deed of record in Book 4651, page 412; Book 4979, page 939; Book 4943, page 692; and Book 5189, page 671, said Register's Office.
6. Rules and Regulations of record in Book 9089, page 757; Book 9507, page 606; Book 9927, page 75 and Instrument No. 20011025-0116633, said Register's Office.
7. Any and all visible easements on and across subject property.
8. Subject to any and all building and zoning regulations of City, County and State.

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, her successors and assigns, forever;

Davidson County DEEDWARR
Recvd: 04/06/05 15:52 2 pgs
Fees:13.00 Taxes:284.53
20050406-0038092

16674.2005/ml
reynolds-gosnell.wd

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as: 3880 Priest Lake Drive, Unit 4, Nashville, TN 37217.

WITNESS OUR HANDS this 4 day of April, 2005, in Franklin, Tennessee.

JAMES A. REYNOLDS, II

JEAN M. REYNOLDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, James A. Reynolds, II and wife, Jean M. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 4 day of April, 2005.

NOTARY PUBLIC

WILLIAMSON COUNTY, TN — THOMAS N. JONES — NOTARY PUBLIC AT LARGE

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $76,900.00.

AFFIANT

Sworn to and subscribed before me, the undersigned, this 4th day of April, 2005, in Goodlettsville, Tennessee.

NOTARY PUBLIC

JAMES O. CULLER — NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN — My Commission Expires NOV. 25, 2006

My Commission Expires: 11-25-06

16674.2005/ml
reynolds-gosnell.wd