Box 604
Record 1st

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/14/05 13:29 2 pgs
Fees:13.00 Taxes:217.93

20050414-0041726

03-0503-32609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $58,900.00

Affiant

Subscribed and sworn to before me, this 7th day of April, 2005.

Notary Public
My commission expires: JULY 21, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrea Nicols 1505 Electric Avenue Nashville TN 37206	Same	094-01-0 417.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha I. Reyes, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Andrea Nicols, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 83, on the Plan of Shelby Village Number Two, of record in Book 1835, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha I. Reyes, a married woman, by deed from Bernis E. Kelly and wife, Mary A. Kelly, of record in Book 11410, Page 713, Register's Office for Davidson County, Tennessee.

Wilmer Reyes, husband of Martha I Reyes, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1505 Electric 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 7th day of April, 2005.

Martha I. Reyes

Martha I. Reyes

Wilmer Reyes

Wilmer Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha I. Reyes, and Wilmer Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of April, 2005.

Karen McCalla

State of Tennessee at Large

My Commission expires 6-19-07

