Davidson County DEEDWARR
Recvd: 04/26/05 10:37 2 pgs
Fees:13.00 Taxes:702.63

20050426-0046332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/5/05

(AFFIX SEAL)

WARRANTY DEED

G-CD-05-207

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Reeves	ABN AMRO	
207 N. 16th Street	(NAME) P.O. BOX 3710	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) TROY, MI 48007	083-10-0 153.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT IKARD JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN A. REEVES AND JENNIFER KIILERICH HANSEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50.0 FEET OF LOT NOS. 19 AND 20 AND THE SOUTH 50.0 FEET OF THE WEST 38.0 FEET OF LOT NO. 18 ON THE MAP OF W. R. CORNELIUS, JR.'S SUBDIVISION AS OF RECORD IN BOOK 57, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50.0 FEET ON THE EASTERLY SIDE OF NORTH 16TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTH MARGIN OF AN ALLEY, 150.0 FEET TO A REAR LINE MEASURING 50.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT IKARD, JR., UNMARRIED BY WARRANTY DEED FROM ROBERT H. PARRISH AND SPOUSE, TAMMY L. PARRISH, RECORDED ON MAY 17, 1996 IN BOOK 10053, PAGE 412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 207 N. 16th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of April, 2005.

Robert Ikard Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Ikard Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903