This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-791818**

Davidson County DEEDWARR
Recvd: 04/27/05 15:51 3 pgs
Fees:18.00 Taxes:961.63

20050427-0047117

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of April, 2005**, by and between **Deborah A. Reddinger**, parties of the first part, and **Charles Cummings and Nadine Cummings**, 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF HARDING PARK, OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 23, WHICH IS A CORNER LOT, FRONTS 115.8 FEET ON THE EASTERLY MARGIN OF CARGILE ROAD AND FRONTS 128.7 FEET ON THE SOUTHERLY MARGIN OF LAIRD ROAD, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 38.5 FEET AND EXTENDS BACK 190.7 FEET ON THE SOUTHERLY LINE AND 200.0 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM PAMELA M. DESOTO TO DEBORAH A. REDDINGER AS RECORDED ON THE 3RD DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040203-0012850 AND WARRANTY DEED FROM T. HUNTER EWING AND SPOUSE, LISA EWING TO DEBORAH A. REDDINGER AND PAMELA M. DESOTO AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 18TH DAY OF JULY, 1994 IN BOOK 9409, PAGE 703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and 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 # **116-13-0 061.00**

X Improved OR

Unimproved property located at: **6001 Cargile Rd., Nashville, Tennessee 37205-3201**

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.

Deborah A. Reddinger

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Deborah A. Reddinger** 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 **her** free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of April, 2005.**

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Charles Cummings and Nadine Cummings**

and Address: **6001 Cargile Rd.**
Nashville, TN 37205-3201

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

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 **$259,900.00** 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 **Fifteenth day of April, 2005.**

Notary Public

My Commission Expires: 2.8.07

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE