Davidson County DEEDWARR
Recvd: 05/09/05 09:08 4 pgs
Fees:23.00 Taxes:227.55
20050509-0051762

GENERAL WARRANTY DEED

FROM: ART ERICSSON REEVES and JENNIE RENATA WHITE, Grantors

This instrument was prepared by:
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: GREGORY ALLEN, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
5216 Meadow Lake Rd. Brentwood, TN 37027	(new owner)	95-08-102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty One Thousand Five Hundred and 00/100 Dollars ($61,500.00).

Affiant

CINDY M. MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 22, 2008

SUBSCRIBED AND SWORN TO before me, this the 29th day of April, 2005.

Notary Public

My Commission Expires: 11-22-08

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Art Ericsson Reeves and Jennie Renata White, f/k/a Jennie Renata Reeves ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Gregory Allen ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 511 Spring Valley Lane.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this ___ day of April, 2005. Ericson

Art Ericsson Reeves

Jennie Renata White

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, Art Ericsson Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of April, 2005.

Cindy M. Mack
Notary Public

My Commission Expires: 11-22-08

CINDY M. MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 22, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cindy M. Mack, a Notary Public of said County and State, Jennie Renata White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of April, 2005.

Cindy M. Mack
Notary Public

My Commission Expires: 11-22-08



09000N:000001:623462:1:NASHVILLE
4/29/05

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of Bluefields as of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 1 on the Revised Map of Bluefields, not of record described according to a survey of John Kohl, dated October 23, 1969.

Beginning at a point in the westerly margin of a 20 foot road; said point being 158.3 feet to the northerly line of Minnie B. Helms' property; thence North 19° 40' West with the margin of said road 90 feet to a point in the southerly margin of another road, said point being the southwesterly corner of the intersection of said roads; thence South 76° 05' West 150 feet to a point in the said southerly margin of the road; thence South 19° 40' East 90 feet to a point; thence North 76° 05' East 150 feet to the point of beginning.

Being the same property conveyed to Art Ericsson Reeves and Jennie Renata Reeves as tenants in common by deed from Larry H. Snedeker, Trustee of record in Book 6539, page 903, and by Divorce Decree recorded in Book 8101, page 657, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 2005 constitute a lien but are not yet due and payable.

2. All matters shown on the plan of record at Book 843, page 34, said Register's Office