Return to: First Title and Escrow Company,Inc.
File Number 24127 Box 9B

~~XXXXXXXXXXXXXXXXXXXXX~~
~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43808

Davidson County DEEDWARR
Recvd: 05/09/05 14:57 2 pgs
Fees:13.00 Taxes:266.40
20050509-0052206

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 72,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 2nd DAY OF MAY, 2005.

Notary Public

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Rachel Forbes		**129-15-A-162**
21 Vaughns Gap Road, Unit J162	SunTrust Mortgage, Inc.	**9DZ 73367**
Nashville, TN 37205	201 4th Ave.North 7th Flr.	
	Nashville,Tennessee 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, EMILY B. REYNOLDS, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL FORBES** , UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 162 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Emily B. Reynolds, Unmarried, by deed from Shannon Mitchell, Unmarried, of record in Instrument Number 20010725-0079033, Register's Office for Davidson County, Tennessee.

This is improved property known as **21 Vaughns Gap Road, Unit No. J162, Nashville, Tennessee 37205**

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 and assigns forever, and we do covenant with the said GRANTEES 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 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 2nd DAY OF MAY, 2005.

EMILY B. REYNOLDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EMILY B. REYNOLDS, Unmarried, the bargainor, 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 official seal at Nashville, Tennessee, on this 2nd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006