39-B

Davidson County DEEDWARR
Recvd: 07/27/05 10:24 2 pgs
Fees:13.00 Taxes:1043.40

20050727-0087400

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2005.

Notary Public

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-RME-05-112

MY COMMISSION EXPIRES:
My Commission Expires MAR. 31, 2007 (AFFIX SEAL)

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
James Franklin Reynolds	Market Street Mortgage Corp.	
112 Stoneway Close	205 S. Hoover St., Ste. 105	103-05A 12.00CO
Nashville, Tennessee 37209	Tampa, FL 33609	
(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 DARYL HENDERSON AND WIFE, KAREN HOBDY-HENDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES FRANKLIN REYNOLDS, UNMARRIED, 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 UNIT 5722B, LOCATED ON LOT NO. 84 AS SHOWN IN PLAT BOOK 7900, PAGE 199, HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT OF STONEWAY CLOSE, WHICH AMENDED LOTS 85, 86, 87, 88, AND 89 ON THE PLAN OF HILLWOOD PARK OF RECORD IN BOOK 3300, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DARYL HENDERSON AND WIFE, KAREN HOBDY-HENDERSON BY WARRANTY DEED FROM JAVED MUSHARRAF AND AAMIR J. MUSHARRAF AND WIFE, HEBATALLA E. MUSHARRAF, RECORDED ON THE 25TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020725-0089389, 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 112 Stoneway Close, Nashville, Tennessee 37209
(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 22nd day of July, 2005.

Daryl Henderson by Hly-in-Fact

Daryl Henderson

Karen Hobdy-Henderson

Karen Hobdy-Henderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hobdy-Henderson, 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 22nd day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Hobdy-Henderson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Daryl Henderson and acknowledged that he/she executed the same as the free act and deed of the said Daryl Henderson.

Witness my hand and official seal at Davidson County, TN
on this the 22nd day of July, 2005.

NOTARY PUBLIC

My Commission Expires: _____

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903