Davidson County DEEDWARR
Recvd: 08/01/05 14:32 2 pgs
Fees:13.00 Taxes:860.25

20050801-0089727

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2005

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

P-05-421

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Reiser	First Horizon Home Loan	
421 Carters Glen Dr. (ADDRESS)	(NAME) 1555 W. Walnut Hill Lane Suite 200 (ADDRESS)	142-10-D-6.00CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES E. BANKSTON AND KRISTIN BLACK BANKSTON, WIFE AND HUSBAND, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REBECCA REISER, hereinafter called the Grantees, 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 Lot No. 106 on the Plan of Resubdivision, Lots No. 105 and 106, Carter's Glen, A Residential Planned Unit Development, of record in Instrument No. 20010705-0071765, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James E. Bankston, III, unmarried, by deed from South Harpeth Construction Company, Inc., dated July 10, 1998, of record in Book 11023, page 156, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 18, 2002, of record in Instrument No. 20030106-0001743, said Register's Office, James E. Bankston, III, conveyed the subject property to Kristin Black Bankston and James E. Bankston, wife and husband, as joint tenants with rights of survivorship.

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

unimproved ( )
This is improved (X) property, known as 421 Carters Glen Dr., Nashville, Tennessee 37221
(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 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/our hand(s) this 28th day of July, 2005.

James E. Bankston

Kristin Black Bankston

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that James E. Bankston and Kristin Black Bankston, wife and husband, joint tenants with right of survivorship personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires: 2/25/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800