THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
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Nashville, TN 37203
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Davidson County DEEDWARR
Recvd: 08/08/05 13:55 2 pgs
Fees:13.00 Taxes:419.95
20050808-0093426

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 73-9/197

The actual consideration or value, whichever is greater, for this transfer is $113,500.00

Affiant

Subscribed and sworn to before me this the 1st day of August, 2005.

My Commission Expires: 7/19/08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kelly M. Reed and Sean C. Reed
(Name)
1817 Willow Springs Drive
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirteen Thousand Five Hundred Dollars ($113,500.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JAMES D. REED, unmarried,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **KELLY M. REED and SEAN C. REED, wife and husband,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Robertson County, Tennessee, described as follows:

BEING Lot No. 36 on the Plan of Henderson Gardens, Section One, as of record in Book 2900, page 75, Register's Office for said county.

Said Lot No. 36 fronts 80 feet on the northerly side of Willow Springs Drive, and extends back 232.8 feet on the westerly line and 226.7 feet on the easterly line, to a deed line in the rear on which it measures 59 feet.

Being the same property conveyed to James D. Reed and wife, Margaret E. Reed (Now Deceased), by Deed of recorded July 11, 1962 in Book 3404, Page 183, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1817 Willow Springs Drive, Nashville, TN 37216.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 1st day of August, 2005.

James D. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James D. Reed, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of August, 2005.

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08