Davidson County DEEDWARR
Recvd: 08/19/05 12:49 2 pgs
Fees:13.00 Taxes:481.00
20050819-0099076

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Cheryl B. Prouty	SAME	Map 083-05-0
5635 Scenic Ridge Drive		Parcel 434
Old Hickory, TN 37138		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Garnett Hugh Reid, Sr.,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Cheryl B. Prouty, married** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of the Survey of the J. J. Tamble Tract, of record formerly in Book 421, page 29, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being part of the same property conveyed to Robert Hugh Reid and wife, Willie Grace Reid, by Warranty deed from Mattie Childress Woods and Sarah E. Childress, dated May 11, 1956, of record in Book 4145, page 915, and further conveyed to Willie Grace Reid, by Quitclaim Deed from Robert Hugh Reid, dated July 1, 1981, of record in Book 5764, page 975, Register's Office for Davidson County, Tennessee. The said Willie Grace Reid died on OCTOBER 19, 2001 **leaving the property to Garnett Hugh Reid, Sr. as sole surviving heir.**
affidavit recorded in # 20050819-0099075. R.O.D.C.
This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005and subsequent years.
2. The Plan of record in Plat Book 421, page 29, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements.

This is unimproved property commonly known as 421 North 15th Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $130,000.00

Cheryl B. Prouty
Affiant

Subscribed and sworn to before me this 17th **day of August, 2005.**

James V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 07/10/08

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16TH day of August, 2005.

Garnett Hugh Reid Sr.
GARNETT HUGH REID, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Garnett Hugh Reid, Sr., with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of August, 2005.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/07

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of August, 2005.

_____
Notary Public

My Commission Expires:_____