Return to: Castleman Title
110 Glancy St., Ste. 112
Goodlettsville, TN 37072

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Kathy J Byer
Affiant

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Subscribed and sworn to before me, this 31 day of August, 2005

Bertie Jo Whitaker
Notary Public
My commission expires:

15-0508-150436

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John W. Cole 725 Albany Dr. Hermitage TN 37076	~~Capital Bank & Trust~~ NEW OWNERS	075-08-0-221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shandra Reece and husband, Stephen Reece, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John W. Cole and wife, Jenny R. Cole, hereinafter called the Grantees, their successors 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 Lot No. 20, on the Plan of Hunters Hill, Section I, of record in Book 5800, Page 350, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shandra Reece and husband, Stephen Reece by deed from Mahalia Howard and husband, Hill Howard, Jr., dated June 8, 2001, of record in Instrument No. 20010615-0063489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 725 Albany Dr., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/02/05 12:30 2 pgs
Fees:13.00 Taxes:481.00
20050902-0105722

WITNESS my hand this 31 day of August, 2005.

Shandra Reece

Stephen Reece

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shandra Reece and Stephen Reece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 31 day of August, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

