Davidson County DEEDWARR
Recvd: 09/06/05 08:30 2 pgs
Fees:13.00 Taxes:381.10

20050906-0106216

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44060

B x 34

WARRANTY DEED

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$103,000.00.**

Angela E. Harber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 30th DAY OF AUGUST, 2005.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-30-09

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JUAN SANTANA-MEDRANO **704 Reis Avenue** **Nashville, TN 37209**	Same	**91-5-64** **8DA 24465**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, ANTHONY JOE REECE and TIMOTHY GENE REECE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN SANTANA-MEDRANO**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 48 on the map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for Said County.

Said Lot No. 48 fronts 60 feet on the easterly side of Ries Avenue and runs back 147.5 feet on the southerly line and 110 feet on the northerly line to a dead line in the rear, measuring 70.75 feet thereon.

Being the same property conveyed to Joe P. Reece and wife, Rita S. Reece of record in Book 3342, page 431, said Register's Office. Joe P. Reece has since died and Rita S. Reece died later, leaving as her sole heirs at law, Anthony Joe Reece and Timothy Gene Reece.

Unimproved ( )
This is improved (X) property known as 704 Reis Avenue, Nashville, Tennessee 37209

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 our hands this 30th day of August, 2005.

Anthony Joe Reece
ANTHONY JOE REECE

Timothy Gene Reece
TIMOTHY GENE REECE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANTHONY JOE REECE and TIMOTHY GENE REECE, the bargainors, 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 at Nashville, Tennessee, this the 30th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZEA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.