Realty Title 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 09/06/05 14:19 2 pgs
Fees:13.00 Taxes:682.65
20050906-0106707

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

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $184,500.00

Amy Elmore
Affiant

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

Robin Teasley
Notary Public
My commission expires: 11/27/06

15-0508-150454

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephen M. Reece	Amsouth Bank	98-1-84
5125 Roxborough Dr.	P. O. Box 57046	
Hermitage TN 37076	Irvine, CA 92619-7046	

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, John Richard Lammers and wife, Bobbie Ann Lammers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen M. Reece and wife, Shandra A. Reece, 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 86, Roxborough Subdivision, of record in Plat Book 5200, page 63, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Richard Lammers and wife, Bobbie Ann Lammers, by quiclaim deed from David Kennedy, Jr., Trustee, dated 5-27-04, of record in INst. No. 20050720-0084193; further being the same property conveyed to John Richard Lammers by quiclaim deed from Diane P. Lammers, dated 9-11-95, of record in Book 9827, page 789; further being the same property conveyed to John Richard Lammers and wife, Diane P. Lammers by deed from Merrill Lynch Relocation Management, Inc., dated 12-28-04, of record in Book 6472, page 552, 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 5125 Roxborough 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.

WITNESS my hand this 31st day of August, 2005.

John Richard Lammers — Bobbie Ann Lammers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Richard Lammers and Bobbie Ann Lammers, 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 31st day of August, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

