**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**913 Conference Drive, Suite 101**
**Goodlettsville, TN 37072**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $148,900.00**

PATRICIA D. PHARRIS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Rita C. Alexander
**Affiant**

**Subscribed and sworn to before me, this 12th day of September, 2005.**

**Notary Public**
**My commission expires:** 2/6/07

**08-0508-90621**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Robert E. Reedy | 1st Trust Bank for Savings | |
| 1160 Campbell Road | P O Box 17257 | 33-06-0-A-011 |
| Goodlettsville TN 37072 | Memphis, TN 38187-0257 | |

## 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, Ronald L. Downing, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert E. Reedy and Rita C. Alexander, as joint tenants with rights of survivorship, 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. 69, on the Plan of Echo Hill Estates, Section 1, of record in Plat Book 6900, Page 634, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Downing by deed from Walter H. Morgan III, unmarried, and Jody R. Konkle Morgan, unmarried, date April 20, 2004, of record in Instrument Number 20040422-0045919, 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 1160 Campbell Road, Goodlettsville, TN 37072

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: 09/14/05 12:25 2 pgs
Fees:13.00 Taxes:550.93
20050914-0110569

WITNESS my hand this 12th day of September, 2005.

Ronald L. Downing

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 12th day of September, 2005.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006