This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 031-00-0
PARCEL: 026.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Elizabeth A. Tingle
4760 Lickton Pike
Whites Creek, TN 37189

Davidson County DEEDWARR
Recvd: 10/03/05 08:17 2 pgs
Fees:13.00 Taxes:349.65
20051003-0118027

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2005 between

Richard N. Reese and wife, Patsy J. Reese

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Elizabeth A. Tingle, an unmarried person

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by S.N. McMurry, Engineering Company, January 10, 1946, as follows:

Beginning at a point in the center line of Lickton Road at the Southeast corner of the property conveyed to William C. Davis and wife, by deed of record in Book 136, page 54, Register's Office for Davidson County, Tennessee; thence along Davis' South line North 81 deg. West 354 feet to Davis' Southwest corner in the East line of the Core property; thence along Core's East line South 0 deg. 15' East 113 feet, more or less, to a stake; thence South 79 deg. 45' East 306.9 feet to a railroad spike in the center line of Lickton Pike; thence with the center line of same, North 52 deg. 53' East 108 feet, more or less, to the beginning.

This being the same property conveyed to Richard N. Reese and wife, Patsy J. Reese by Warranty Deed dated 9/30/1985 from Herschel Durl Timmons and wife, Pauline Timmons of record in Book 6670, Page 582, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Richard N. Reese

Patsy J. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard N. Reese and wife, Patsy J. Reese the within named 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 office this 30th day of September, 2005.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $94,500.00.

Affiant

Sworn to and subscribed before me, this 30th day of September, 2005.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY